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REAL ESTATE PURCHASE AGREEMENT

THIS AGREEMENT made and entered into this 7th day of February, 2008, by and between James L. Miller and Marilyn E. Miller, hereinafter referred to as "Sellers", and _____, hereinafter referred to as "Buyer(s)".

1. The Sellers hereby covenant and agree that if the Buyer(s) shall first make the payments (the prompt performance of said payments being a condition precedent and time being the essence of said condition) the Sellers will convey to the Buyer(s) in fee simple, clear of all encumbrances whatsoever, by a good and sufficient Warranty Deed, the following described real estate situated in Washington County, State of Iowa, and legally described as follows, to-wit:

The following described real estate situated in the County of Washington, State of Iowa, to-wit: The North fifty-eight and one-half (58 ½) acres of the East ninety-four (94) acres of the Southwest Quarter (SW 1/4); and the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4); all in Section Number Seven (7), in Township Number Seventy-four (74) North, of Range Number Six (6) West of the Fifth (5th) Principal Meridian.

This real estate is subject to public road easements and all other easements of record.

The Sellers shall not be obligated to furnish the Buyer(s) with a survey. The Buyer(s) shall be responsible for any desired fencing in according with Iowa State Law.

2. The Buyer(s) covenant and agree to pay to the Sellers as the purchase price for said real estate the sum of \$ _____ of which Twenty Percent (20%) or \$ _____ has been paid to the Sellers by Buyer(s) upon execution of this agreement, receipt of which is hereby acknowledged by the Sellers. The balance of \$ _____ shall be due and payable in full by Buyer(s) to Sellers on the date of closing, which shall be March 7, 2008 upon delivery of merchantable abstract of title and warranty deed.

3. Possession of said real estate shall be given to the Buyer(s) on March 7, 2008, subject to the rights of tenant, Layne Twinam.

4. The Sellers agree that the property will be in as good condition at the time of delivery of possession to the Buyer(s) as it is at the time of the execution of this agreement, natural wear and tear and loss or damage by fire, explosion, wind, lightning (without limitation as to the foregoing) or other casualty excepted. It is agreed that in case of loss or damage by fire, explosion, wind, lightning or other casualty before delivery of possession of said premises to the Buyer(s), the Sellers shall not be obligated to repair any damage or replace any improvements but the proceeds of any existing insurance now on the property or any part thereof shall be available for the purpose of repairing or replacing any such improvements, to the extent of the net proceeds

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collected from said insurance and further provided that any such loss or losses shall not in any manner affect the Buyer(s)' obligation hereunder.

5. Sellers shall pay the real estate taxes due in 2008 and all prior taxes. The payment due in the fall of 2008 will be equal to the March 2008 payment. All subsequent real estate taxes will be the responsibility of the Buyer(s).

6. The Sellers agree to furnish the Buyer(s) with an abstract showing merchantable title to said premises vested in the Sellers, subject only to the exceptions herein set out, in reasonable time for examination and approval thereof before the date conveyance is to be made. If there is any defect in said title, the transaction shall nevertheless be consummated by payment of the purchase price and delivery of the deed; provided, however, that a sufficient portion of the purchase money shall be placed in escrow to protect the Buyer(s) and provide ample security to secure the delivery of merchantable abstract and deed.

7. The Buyer(s) acknowledge and he/she/they have carefully and thoroughly inspected the real estate being sold pursuant to this Agreement and are familiar with the premises. It is agreed between the parties that the property which is the subject of this contract is being sold "as is" and the Sellers make no warranties, express or implied, as to the condition of the property.

8. Buyer(s) shall receive the 2008 cash rent lease payment from the tenant, which is based on \$150.00 per acre for 85 acres for a total of \$12,750.00, one-half or \$6,375.00 is due March 1, 2008 and the balance of \$6,375.00 is due September 1, 2008.

7.4 acres is in the CRP program and will expire in 2012. 3.1 acres is in the program at \$335.00 annually and 4.3 acres is in the program at \$668.00 annually. Total annual payments is \$1,003.00. If Buyer(s) should elect to have the 7.4 acres presently in the CRP program discounted, said Buyer(s) shall be responsible to repay any required payments or penalties.

9. It shall be the obligation of the Buyer(s) to terminate the lease with the tenant, Layne Twinam, for 2009, at Buyer's sole discretion.

10. In case of suit in equity or action at law to enforce any terms hereof, or the foreclosure of this contract, it is agreed that a reasonable attorney's fee shall be taxed as a part of the costs thereof.

11. In case of the failure of the Buyer(s) to make the payment herein provided to be made, or the Buyer(s)' failure to perform any of the obligations herein contained, the Sellers may at the Sellers' option and in addition to all other remedies available to the Sellers, either at law or in equity, declare a forfeiture of the Buyer(s)' rights hereunder and the Buyer(s) shall forfeit down payment made on this contract.

12. Sellers have no knowledge of lead-based paint hazards and have no reports or records pertaining to lead-based paint and/or lead based paint hazards in the housing.

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13. If, in the future a site cleanup is required, it will be the expense of the Buyer(s).

James L. Miller, SELLER

BUYER

Marilyn E. Miller, SELLER

BUYER

DATE

DATE

BUYER(S) ADDRESS