

REAL ESTATE PURCHASE AGREEMENT

BUSEY BANK, as Trustee of the Ruth L. Long Trust dated March 22, 2001 ("Seller") agrees to sell and _____ ("Buyer") agrees to purchase at the price of \$_____, the real estate in Christian County, Illinois, described on attached Exhibit "A" as Tract(s)_____.

IT IS FURTHER AGREED:

1. The above-described real estate was sold at an auction held on _____, _____, 2026, at _____, Illinois, at which the Buyer herein bid the highest bid which was accepted by the auctioneer in the total price shown above.
2. Buyer has paid ten percent of the purchase price or \$_____ as payment of earnest money to be held by Seller and credited to Buyer at settlement. If Buyer defaults, Seller may accept the earnest money as liquidated damages or may pursue any available legal remedy. If Seller defaults, earnest money shall be refunded to Buyer, without prejudice to any legal remedy available.
3. Seller shall promptly furnish Buyer a commitment for an owner's title insurance policy insuring against defects and merchantability of title to the value of the purchase price. Buyer shall pay search charge as to Buyer. Title shall be subject to drain tiles, roadways, and to all easements and building and use restrictions now of record which do not restrict reasonable use. Buyer shall promptly advise Seller of any claimed defects in title evidence to permit resolution before settlement.

4. Buyer shall pay Seller the balance of purchase price at Central Illinois Title Company, LLC, Decatur, Illinois, on, or upon mutual agreement before, January 8, 2027, or as soon thereafter as acceptable closing documents are completed, which event is called settlement.

5. At settlement, Seller shall deliver to Buyer a Trustee's Deed to the premises, subject only to those matters to which the title may be subject as provided in paragraph 3 and conveying the benefits of all easements appurtenant of record prior to the execution of this contract, if any, in such form and together with such documentation as shall be required for recording said deed.

6. At settlement, Seller shall give Buyer credit for general real estate taxes for the year 2026 payable in 2027. The parties agree that said taxes shall be credited at settlement on the basis of the 2025 tax bill. Real estate taxes for 2026 shall be paid by Buyer when due in 2027.

7. Buyer shall be entitled to possession of the premises at settlement subject to the rights of the tenant in possession.

8. Seller retains the 2026 crops now growing on the above-described real estate and retains the right to harvest the same after the date of the closing specified herein. Buyer shall be entitled to commence fall field work as soon as existing crops are harvested at Buyer's risk.

9. Buyer and Seller shall furnish all information legally required for financing or transfer of title.

10. The premises described above is well known to Buyer, and Buyer buys on terms and conditions announced by auctioneer at time of sale. The property is being sold on an "as is, where is, with all faults" basis, and no warranty or representation, either express or implied, concerning the property is made by either the Seller or Busey Bank as trustee aforesaid or by any employee of Busey Bank.

11. Any notice given or required in this contract shall be given in writing either personally or by certified mail, postage prepaid with return receipt requested, and addressed to Seller c/o Darrell A. Woolums, Attorney at Law, 225 N. Water Street, Suite 301, Decatur, Illinois 62523, or to Buyer at _____. All such notices shall be deemed to have been given on the date of personal service or on the date postmarked. Such notice is sufficient if served upon the addressed to any one Seller or any one Buyer.

12. This contract shall be binding upon the heirs, executors, administrators, successors and assigns of Seller and buyer.

IN WITNESS WHEREOF, we have signed this instrument on this _____ day of _____, 2026.

SELLER:

BUYER:

The Ruth L. Long Trust Dated March 22, 2001

By: _____
Busey Bank, Trustee

