

LAND PURCHASE CONTRACT

This **Land Purchase Contract ("Contract")** is made and entered into on _____, 20____
("Effective Date"), by and between _____ with a mailing address of
_____ ("Seller") and _____ with a mailing
address of _____ ("Buyer").

PROPERTY DESCRIPTION

The Seller agrees to sell and convey to the Buyer the following property (the "Property"):

The property is described as vacant land with a total gross area of ____ Square Feet (SF) Acres
(AC). The property is further described as:

Street Address: _____

Tax Parcel Information: _____

Other Description: _____

PURCHASE PRICE

The purchase price for the property is _____ Dollar
(\$_____) payable as follows;

(A) Earnest Money Deposit. \$_____ (the "Deposit"), due upon the signing of this Agreement,
the receipt of which is hereby acknowledged, to be held in escrow pursuant to this Agreement. The
deposit shall be applied to the Purchase Price at the Closing.

(B) Closing Balance. The remainder of the Purchase Price is due upon the delivery of the general
warranty deed at the Closing. This amount is subject to change based on adjustments made pursuant
to this Agreement.

Unless otherwise stated in the Agreement, all payments shall be made in proceeds that are
immediately available to Seller by one of the following methods: (check one)

Official bank check

Wire transfer

Certified check

Other: _____

CLOSING

The closing of the sale and purchase of the Property shall take place on _____, 20_____
(the "Closing Date") at a time and place agreed upon by the parties.

SELLER'S REPRESENTATIONS AND WARRANTIES

The Seller represents and warrants to the Buyer as follows:

(A) Seller is the sole owner of record of the Property and has full right, power, and authority to sell, convey and transfer the Property.

(B) Seller will convey to Buyer good and marketable title to the Property by providing to Buyer a valid _____ [general warranty deed/special warranty deed/quit claim deed/grant deed/other].

(C) The Property and the present use of the Property are not in violation of any governmental rules, codes, permits, regulations, or limitations, and represent that nothing will be done or allowed to be done on or about the Property between the signing of this Agreement and the date of the Closing which will result in any such violation.

(Check all that apply)

- Seller is not a "foreign person" as defined in Section 1445(f) of the Internal Revenue Code of 1986, as amended.
- Any and all mortgage liens on the Property will have been released on the date of the Closing.
- Seller has neither knowledge nor notice of any pending action, lawsuit, litigation, or other proceeding affecting the Property and will promptly notify Buyer if Seller receives notice or learns of any such proceeding between the signing of this Agreement and the date of the Closing.
- Seller is not a "debtor" in a proceeding presently in any bankruptcy court.
- Seller has no knowledge of the existence of any municipal lien and/or assessment.
- Seller will notify Buyer immediately of any matters that may impact the Property, including, but not limited to, attachments, liens, and any notice zoning matters.
- Seller shall maintain the current insurance policy on the property until the Closing.
- Any material alterations, additions, or improvements to the Property have been made pursuant to and in accordance with the necessary and required filings, permits, authorizations, and/or consents.

Other: _____

DEFAULT AND REMEDIES

In the event of a default by either party under this Contract, the non-defaulting party may exercise any of the following remedies:

GOVERNING LAW

This Contract shall be governed by and construed in accordance with the laws of _____.
Any dispute arising under or in connection with this Contract shall be resolved in the courts of _____.

ADDITIONAL TERMS AND CONDITIONS

ENTIRE AGREEMENT

This Contract constitutes the entire agreement between the parties and supersedes all prior negotiations, understandings, and agreements between them, whether written or oral.

AMENDMENTS

This Contract may be amended or modified only by a written instrument executed by both parties.

COUNTERPARTS

This Contract may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have executed this Land Purchase Contract as of the date first written above.

Seller Name

Seller Signature

Seller Name

Seller Signature

Buyer Name

Buyer Signature

Buyer Name

Buyer Signature