

# Shirley M. Rupiper Trust

## Addendum to Terms

- 10% Earnest Money down the day of sale, non-refundable. Balance due at closing.
- Closing set for on or before November 15<sup>th</sup>, 2021
- Buyer purchases the property subject to the 2022 cash rent contract in place. The farm is NOT open to farm for 2022. Cancellation notice has been given and lease terminated for the 2023 growing season, with the tenant willing to renew for 2023. No stover is to be removed from the farm post-harvest 2022. Possession will be taken March 1, 2023.



Seller's will retain all 2021 and 2022 cash rent. At the closing table, the winning bidder will have their choice of two options;

- **Option 1:** Sellers write a rent check for \$400/acre multiplied by 37.73 FSA Cropland Acres, total of \$15,092 payable the day of closing.
  - **Option 2:** Sellers will deduct \$400/acre multiplied by 37.73 FSA Cropland Acres or \$15,092 from the total purchase price of the farm.
- 1% Buyer's Premium added to the purchase price. If option 2 is selected, this will be added prior to the seller's deduction off the purchase price.