



Real Estate Consultants  
Auction Services

REAL ESTATE  
PURCHASE  
AND SALE  
CONTRACT

526 Frederica Street  
Owensboro, KY 42301  
Office: 270.926.2727  
Fax: 270.926.2505

info@ucrealestateconsultants.com  
www.owensboroky-realestate.com

THIS PURCHASE AND SALE CONTRACT, made and entered into this 19 day of June, 2017.

By and between

Virginia Thompson

1462 Roundhill Road Hartford, Ky 42347

NAME

ADDRESS

hereinafter referred to as "SELLER" and

NAME

ADDRESS

NAME

ADDRESS

hereinafter referred to as "BUYER"

WITNESSETH:

That Seller agrees to sell and convey and Buyer agrees to purchase and pay for the following described real estate situated in Ohio  
County, State of KY together with all improvements thereon, more particularly described as follows:

Tract #4 containing 22.07 acres and improvements

and being the same property recorded in Deed Book No. WB 1, Page No. 252 County Clerk's Office at Hartford, Ky

The Buyer agrees to pay therefore the sum of

\$ \_\_\_\_\_, to be paid as follows:

\$ \_\_\_\_\_, Cash, the receipt of which is hereby acknowledged, and which is deposited in United Country Real Estate Consultants Escrow Account and,

\$ \_\_\_\_\_,

\$ \_\_\_\_\_, due with deed, to be prepared and delivered on or before July 19th, 2017

Upon fulfilment of this contract by the Buyer, the seller agrees to furnish the Buyer a good and sufficient Warranty Deed, and to give full possession of said real estate at closing with passing of deed

Seller agrees to pay all taxes due and payable till closing

Buyer agrees to pay all taxes from closing and thereafter

This agreement shall constitute only an "offer to buy" until such time as the agreement is executed by all of the parties owning any interest in and to the above described property. United Country Real Estate Consultants will use diligence to complete this transaction by obtaining the signatures of the Seller but shall not be individually be liable in the event all of Seller's signatures cannot be obtained. Both parties agree that United Country Real Estate Consultants and its agents are acting as agent only in bringing together Buyer and Seller, and that United Country Real Estate Consultants will not be held liable to either party for the performance of any term or covenant to this agreement or for damages for non-performance thereof.

If Buyer defaults in any of the Buyers obligations hereunder, all sums paid hereunder may be retained by Seller and United Country Real Estate Consultants in accordance with their agreement, as liquidated damages and not as a penalty, without affecting any of Seller's further remedies. Any interest earned on escrow funds shall be retained by United Country Real Estate Consultants. Either party may demand specific performance of this agreement.

We have read this contract, understand fully the contents thereof, and acknowledge receipt of same. We are not relying on verbal statements not contained herein, except, if sale is an auction, it is subject to all announcements made at the auction. This property sells subject to any easements, rights of way, applicable planning and zoning regulations and any restrictions that exist. We further clarify that we have examined the property described hereinabove, that we are thoroughly acquainted with its conditions, and accept it as such. All the components of all improvements on this property as well as all other components of this property sell on an "AS IS BASIS" with no warranties whatsoever.

If this contract involves residential structure(s) built before 1978, then the buyer hereby agrees that they have had available the pamphlet "Protect your Family From Lead in Your Home". The Sellers have no knowledge of the existence or the absence of any lead-based paint in this home. The sellers or auctioneers are not required to provide testing and/or removal in regard to lead-base paint. The lead based paint rules do not and can not invalidate the sales agreement. The buyers hereby waive their rights to the 10 days post sale inspection period for lead-based paint.

Any personal property remaining after closing becomes property of purchaser

Witness these signatures this day and year first above written at City of Hartford, State of Ky

Seller \_\_\_\_\_ Buyer \_\_\_\_\_

Seller \_\_\_\_\_ Buyer \_\_\_\_\_

Seller \_\_\_\_\_ Buyer \_\_\_\_\_

United Country Real Estate Consultants By \_\_\_\_\_ Witness \_\_\_\_\_





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THIS PURCHASE AND SALE CONTRACT, made and entered into this 19 day of June, 2017.

By and between

Virginia Thompson 1462 Roundhill Road Hartford, Ky 42347  
NAME ADDRESS

hereinafter referred to as "SELLER" and

NAME ADDRESS

NAME ADDRESS

hereinafter referred to as "BUYER"

WITNESSETH:

That Seller agrees to sell and convey and Buyer agrees to purchase and pay for the following described real estate situated in Ohio  
County, State of KY together with all improvements thereon, more particularly described as follows:  
Tract #3 Containing 63.74 acres and described as the remainder tract  
and being the same property recorded in Deed Book No. WB 7, Page No. 252 County Clerk's Office at  
Hartford, Ky.

The Buyer agrees to pay therefore the sum of  
\$, to be paid as follows:  
\$, Cash, the receipt of which is hereby acknowledged, and which is deposited in United Country Real Estate  
Consultants Escrow Account and,  
\$,  
\$, due with deed, to be prepared and delivered on or before July 19th, 2017

Upon fulfilment of this contract by the Buyer, the seller agrees to furnish the Buyer a good and sufficient Warranty Deed, and to give full  
possession of said real estate at closing with passing of deed

Seller agrees to pay all taxes due and payable till closing

Buyer agrees to pay all taxes from closing and thereafter

This agreement shall constitute only an "offer to buy" until such time as the agreement is executed by all of the parties owning any interest  
in and to the above described property. United Country Real Estate Consultants will use diligence to complete this transaction by obtaining the  
signatures of the Seller but shall not be individually be liable in the event all of Seller's signatures cannot be obtained. Both parties agree that  
United Country Real Estate Consultants and its agents are acting as agent only in bringing together Buyer and Seller, and that United Country  
Real Estate Consultants will not be held liable to either party for the performance of any term or covenant to this agreement or for damages for  
non-performance thereof.

If Buyer defaults in any of the Buyers obligations hereunder, all sums paid hereunder may be retained by Seller and United Country Real  
Estate Consultants in accordance with their agreement, as liquidated damages and not as a penalty, without affecting any of Seller's further  
remedies. Any interest earned on escrow funds shall be retained by United Country Real Estate Consultants. Either party may demand specific  
performance of this agreement.

We have read this contract, understand fully the contents thereof, and acknowledge receipt of same. We are not relying on verbal statements  
not contained herein, except, if sale is an auction, it is subject to all announcements made at the auction. This property sells subject to any  
easements, rights of way, applicable planning and zoning regulations and any restrictions that exist. We further clarify that we have examined  
the property described hereinabove, that we are thoroughly acquainted with its conditions, and accept it as such. All the components of all  
improvements on this property as well as all other components of this property sell on an "AS IS BASIS" with no warranties whatsoever.

If this contract involves residential structure(s) built before 1978, then the buyer hereby agrees that they have had available the pamphlet  
"Protect your Family From Lead in Your Home". The Sellers have no knowledge of the existence or the absence of any lead-based paint in this  
home. The sellers or auctioneers are not required to provide testing and/or removal in regard to lead-base paint. The lead based paint rules do  
not and can not invalidate the sales agreement. The buyers hereby waive their rights to the 10 days post sale inspection period for lead-based  
paint.

Witness these signatures this day and year first above written at City of Hartford, State of KY

Seller Buyer

Seller Buyer

Seller Buyer

United Country Real Estate Consultants By Witness





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By and between

Virginia Thompson 1462 Roundhill Road Hartford, Ky 42347  
NAME ADDRESS

hereinafter referred to as "SELLER" and

NAME ADDRESS

NAME ADDRESS

hereinafter referred to as "BUYER"

WITNESSETH:

That Seller agrees to sell and convey and Buyer agrees to purchase and pay for the following described real estate situated in Ohio County, State of KY together with all improvements thereon, more particularly described as follows:

Tract #1 Containing 40.74 Acres and being the same property recorded in Deed Book No. Plat BK F Page No. 261 County Clerk's Office at Hartford, Ky

The Buyer agrees to pay therefore the sum of \$ to be paid as follows: \$ Cash, the receipt of which is hereby acknowledged, and which is deposited in United Country Real Estate Consultants Escrow Account and, \$ due with deed, to be prepared and delivered on or before July 19th 2017

Upon fulfilment of this contract by the Buyer, the seller agrees to furnish the Buyer a good and sufficient Warranty Deed, and to give full possession of said real estate at closing, subject to crop removal: 2017.

Seller agrees to pay all taxes due and payable till closing

Buyer agrees to pay all taxes from closing and thereafter

This agreement shall constitute only an "offer to buy" until such time as the agreement is executed by all of the parties owning any interest in and to the above described property. United Country Real Estate Consultants will use diligence to complete this transaction by obtaining the signatures of the Seller but shall not be individually be liable in the event all of Seller's signatures cannot be obtained. Both parties agree that United Country Real Estate Consultants and its agents are acting as agent only in bringing together Buyer and Seller, and that United Country Real Estate Consultants will not be held liable to either party for the performance of any term or covenant to this agreement or for damages for non-performance thereof.

If Buyer defaults in any of the Buyers obligations hereunder, all sums paid hereunder may be retained by Seller and United Country Real Estate Consultants in accordance with their agreement, as liquidated damages and not as a penalty, without affecting any of Seller's further remedies. Any interest earned on escrow funds shall be retained by United Country Real Estate Consultants. Either party may demand specific performance of this agreement.

We have read this contract, understand fully the contents thereof, and acknowledge receipt of same. We are not relying on verbal statements not contained herein, except, if sale is an auction, it is subject to all announcements made at the auction. This property sells subject to any easements, rights of way, applicable planning and zoning regulations and any restrictions that exist. We further clarify that we have examined the property described hereinabove, that we are thoroughly acquainted with its conditions, and accept it as such. All the components of all improvements on this property as well as all other components of this property sell on an "AS IS BASIS" with no warranties whatsoever.

If this contract involves residential structure(s) built before 1978, then the buyer hereby agrees that they have had available the pamphlet "Protect your Family From Lead in Your Home". The Sellers have no knowledge of the existence or the absence of any lead-based paint in this home. The sellers or auctioneers are not required to provide testing and/or removal in regard to lead-base paint. The lead based paint rules do not and can not invalidate the sales agreement. The buyers hereby waive their rights to the 10 days post sale inspection period for lead-based paint.

Purchaser receives land owners portion of crop income for 2017

Witness these signatures this day and year first above written at City of Hartford, State of KY

Seller Buyer

Seller Buyer

Seller Buyer

United Country Real Estate Consultants By Witness





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THIS PURCHASE AND SALE CONTRACT, made and entered into this 19 day of June, 2017.

By and between

Virginia Thompson 1462 Roundhill Road Hartford, Ky 42347  
NAME ADDRESS

hereinafter referred to as "SELLER" and

NAME ADDRESS

NAME ADDRESS

hereinafter referred to as "BUYER"

WITNESSETH:

That Seller agrees to sell and convey and Buyer agrees to purchase and pay for the following described real estate situated in Ohio County, State of KY together with all improvements thereon, more particularly described as follows:  
Tract #2 containing 15.58 acres and improvements  
and being the same property recorded in Deed Book No. , Page No. County Clerk's Office at  
Hartford, Ky Plat Book F 261

The Buyer agrees to pay therefore the sum of \$ , to be paid as follows:  
\$ , Cash, the receipt of which is hereby acknowledged, and which is deposited in United Country Real Estate Consultants Escrow Account and,  
\$ , due with deed, to be prepared and delivered on or before July 19th, 2017

Upon fulfilment of this contract by the Buyer, the seller agrees to furnish the Buyer a good and sufficient Warranty Deed, and to give full possession of said real estate 30 days after closing, or August 15th, 2017  
Seller agrees to pay all taxes due and payable till closing  
Buyer agrees to pay all taxes from closing and thereafter

This agreement shall constitute only an "offer to buy" until such time as the agreement is executed by all of the parties owning any interest in and to the above described property. United Country Real Estate Consultants will use diligence to complete this transaction by obtaining the signatures of the Seller but shall not be individually be liable in the event all of Seller's signatures cannot be obtained. Both parties agree that United Country Real Estate Consultants and its agents are acting as agent only in bringing together Buyer and Seller, and that United Country Real Estate Consultants will not be held liable to either party for the performance of any term or covenant to this agreement or for damages for non-performance thereof.

If Buyer defaults in any of the Buyers obligations hereunder, all sums paid hereunder may be retained by Seller and United Country Real Estate Consultants in accordance with their agreement, as liquidated damages and not as a penalty, without affecting any of Seller's further remedies. Any interest earned on escrow funds shall be retained by United Country Real Estate Consultants. Either party may demand specific performance of this agreement.

We have read this contract, understand fully the contents thereof, and acknowledge receipt of same. We are not relying on verbal statements not contained herein, except, if sale is an auction, it is subject to all announcements made at the auction. This property sells subject to any easements, rights of way, applicable planning and zoning regulations and any restrictions that exist. We further clarify that we have examined the property described hereinabove, that we are thoroughly acquainted with its conditions, and accept it as such. All the components of all improvements on this property as well as all other components of this property sell on an "AS IS BASIS" with no warranties whatsoever.

If this contract involves residential structure(s) built before 1978, then the buyer hereby agrees that they have had available the pamphlet "Protect your Family From Lead in Your Home". The Sellers have no knowledge of the existence or the absence of any lead-based paint in this home. The sellers or auctioneers are not required to provide testing and/or removal in regard to lead-base paint. The lead based paint rules do not and can not invalidate the sales agreement. The buyers hereby waive their rights to the 10 days post sale inspection period for lead-based paint.

All components of home sell on an as is basis. LP tank is included. All personal property not picked up by possession date becomes property of purchaser.

Witness these signatures this day and year first above written at City of Hartford, State of KY

Seller Buyer

Seller Buyer

Seller Buyer

United Country Real Estate Consultants By Witness