



PURCHASE and SALE AGREEMENT

I hereby acknowledge that I have this day purchased at public auction all that certain real property with improvements thereon located at 625 Old Bethlehem Road, Quakertown, PA 18951, in the Township of Haycock, County of Bucks, State of Pennsylvania, Tax Identification Numbers 14-007-029 and 14-007-093 and Liquor License R16909 in accordance with Alderfer Auction's Bidder Terms and Conditions and additional terms listed below.

1. Purchaser(s): _____
Purchaser's Mailing Address: _____

2. Seller(s): Albert W. Pray
Seller's Mailing Address: 625 Old Bethlehem Road, Quakertown, PA 18951
3. Property Address: 625 Old Bethlehem Road, Quakertown, PA 18951
4. Tax Identification Numbers: 14-007-029 and 14-007-093
5. Purchase Price (Auction Hammer + Buyers Premium = Total Sale Price)
Auction Hammer Price: \$ _____
Buyer's Premium (5%) \$ _____
Total Sale Price: \$ _____
6. Deposit of Fifty Thousand Dollars (\$50,000) in cash, certified or wired funds.
7. Settlement to occur on or before: _____
8. The foregoing Conditions of Sale shall be taken and considered as the terms of agreement for the sale and purchase, respectively.

WITNESS, this day September 23, 2025,

_____ SELLER

_____ BUYER SSN _____

_____ BUYER SSN _____

_____ BUYER ADDRESS

TELEPHONE _____ EMAIL _____

_____ WITNESS