CONTRACT FOR SALE OF FARM REAL ESTATE

THIS AGREEMENT made and entered into this _____ day of September, 2026, by and between **MICHAEL B. CRANG**, and **NANCY L. RIDDLE** as Co-Trustees of the **MEC TRUST** aka the **MARY E. CRANG TRUST** (hereinafter referred to as "Seller") and ____, or his/her/their assigns (hereinafter jointly or individually referred to as "Buyer").

WITNESSETH:

The parties hereto agree as follows:

1. Seller has this day agreed to sell to Buyer, and Buyer has agreed to purchase the following described real estate, to-wit: (legal description)

SEE ATTACHED EXHIBIT A
(hereinafter referred to as the "Premises")

for the sum of ____ and ___/100 Dollars ($_______________________). Such sale price represents a price of $_____________________ per acre for _________ acres more or less, but acreage is not warranted.

2. The sum of $__________________________ shall be paid as earnest money to be held by First Illinois Title Group LLC as Escrow Agent (Escrow Agent). The earnest money shall be credited to Buyer at Closing. The balance of the purchase price shall be paid in full on or before November 6, 2026 which shall be called Closing. In the event of default, the Escrow Agent will not return the earnest money to either party except upon receiving a written agreement signed by both Buyer and Seller, or a court order directing distribution of the funds. Seller and Buyer shall pay any fee for closing. Closing shall be held at the office of First Illinois Title Group LLC, 101 S. State St., Decatur, IL 62523 or at such place as the parties mutually agree. The parties acknowledge the attorney drafting this Contract represents the Seller. Ownership of the title company shall not preclude the attorney from representing the Seller. The Seller acknowledges the title company must comply with the terms of this Contract.

3. Merchantable, fee simple title to the real estate is to be conveyed to Buyer or its assigns by Warranty Deed free and clear of all encumbrances if any, but subject to strictions or reservations of record, and subject to the following exceptions:

(a) 2025 real estate taxes payable in 2026 and all subsequent taxes;
(b) Rights of the public, municipality and the State of Illinois in and to that part of the premises in question taken, used or dedicated for highway purposes.
(c) Rights-of-way for streams, drainage ditches, drain tiles, feeders, laterals and underground pipes, if any.
(d) Easements or rights-of-way for utilities.

(e) Coal, oil and other minerals previously reserved or conveyed. Seller agrees to convey any and all minerals owned by the Seller, but will not warrant ownership or provide title insurance on minerals.

(f) Building, use and zoning restrictions.

(g) Existing CRP contract, if any.

4. Seller shall furnish a title insurance policy issued by First Illinois Title Group LLC to Buyer. Such policy shall insure the interest of Buyer or its successors in the real estate in the full amount of the purchase price herein provided. Buyer shall bear the cost of an endorsement covering the period from the effective date of the title insurance commitment provided by Seller through the date of recording of the deed to Buyer, and shall also pay the cost of any endorsements to the title insurance policy, including but not limited to all exceptions, easements, and restrictions. The title commitment has been provided to Buyer. Buyer accepts the title as set forth in such title commitment.

5. Possession of the real estate shall be delivered to Buyer after harvest of the 2026 crop. Seller shall receive all CRP income for the 2026 crop year, if any. Seller shall retain the 2026 crop. Buyer acknowledges the real estate is subject to a Wind Energy Lease that will be assigned to the Buyer. Rental income from such lease shall be prorated to the date of closing.

6. The Seller shall give credit to the Buyer for the 2026 real estate taxes payable in 2027 at closing, and if not paid directly by Seller, the Buyer shall thereafter be responsible for payment of such. Seller shall further pay or give Buyer credit for all special assessments now a lien against the premises. As applicable, the 2026 taxes and all subsequent taxes will thereafter be paid by Buyer. All tax payments made hereunder shall be based on most current tax information available at settlement. Seller shall pay the transfer taxes.

7. Seller shall receive all Farm Service Agency payments for the 2026 crop year. Each party agrees to assist the other in obtaining such payments from the Farm Service Agency.

8. Any notice given or required in this Contract shall be given in writing by certified mail with return receipt requested, or by express delivery with charges prepaid or by personal delivery and addressed as follows:

To Buyer: ____;
To Seller: c/o Hertz Farm Management, 700 West Bridge Street, PO Box 467, Monticello, IL 61856 with a copy to Nancy M. Handegan, Attorney, 101 S. State St., Ste. 102, Decatur, IL 62523.

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 or addressed to any one Seller or any one Buyer.

9. A defaulting party shall pay all expenses, reasonable attorneys' fees and court costs incurred in good faith by the other party in enforcing the terms of this Contract.

10. This Contract may be executed in counterparts, each of which shall be deemed an original and all of which shall constitute but one and the same Contract, and shall be binding upon the parties signing any one of the counterparts. Facsimile or electronic transmission of signatures of the parties hereto shall be deemed valid signatures once transmitted to the other party or parties, and shall have the same force and effect as the original thereof.

11. This Contract shall be binding on the heirs, successors, personal representatives, agents, and assigns of the parties hereto. Buyer can assign this Contract without the written consent of the Seller, but such assignment shall not release Buyer from the agreements contained in this Contract. Buyer can direct that title be conveyed to any party and in any manner directed by Buyer.

12. No extension, change, modification, or amendment of this Contract shall be made or claimed by party hereto unless such extension, change, modification, or amendment shall be in writing signed by all parties hereto.

13. Seller agrees to cooperate should Buyer elect to assign the contract as part of a like-kind exchange under IRC Section 1031. Buyer's contemplated exchange shall not impose upon Seller any additional liability or financial obligation, and Buyer agrees to hold Seller harmless from any liability that might arise from such exchange. This Contract is not subject to or contingent upon Buyer's ability to acquire suitable exchange property or effectuate an exchange. In the event any exchange contemplated by Buyer should fail to occur, for whatever reason, the sale of the premises shall nonetheless be consummated as provided herein. Assignment of this Contract for any reason, including in relation to a like-kind exchange, shall not relieve Buyer of the obligations undertaken hereunder.

WITNESS our hands and seals the date above written.

BUYER:

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SELLER:

____

MICHAEL B. CRANG as Co-Trustee of the **MEC TRUST** aka the **MARY E. CRANG TRUST**

____

NANCY L. RIDDLE as Co-Trustee of the **MEC TRUST** aka the **MARY E. CRANG TRUST**

LEGAL DESCRIPTION: