CONTRACT FOR SALE OF REAL ESTATE

THIS CONTRACT is made and entered into as of the 4th day of November 2026, by and between Dorsey-Messman Farms LLC, an Illinois limited liability company, hereinafter referred to as "Seller", and _____, hereinafter referred to as "Buyer".

WITNESSETH:

WHEREAS, Seller is the owner of approximately ___ acres of real estate located in Champaign County, Illinois and is legally described on Exhibit "A" attached hereto and incorporated by reference herein (the "Property");

WHEREAS, Seller has put the Property up for auction and Buyer was the high bidder at the auction and is desirous of purchasing the same; and

WHEREAS, the parties have agreed upon the terms and conditions relating to the sale and purchase of the Property and wish to reflect their agreement in writing.

NOW, THEREFORE, it is agreed by and between the parties as follows:

1. Mutual Covenants. Seller agrees to sell and Buyer agrees to purchase the Property, together with all improvements and appurtenances located thereon, upon the terms set forth in this Contract.

2. Purchase Price. Buyer agrees to pay to Seller for the Property the total sum of _____ Dollars ($_____) (the "Purchase Price") as follows:

A. The sum of _____ Dollars ($_____) (the "Deposit") has been deposited in escrow, with Chicago Title Insurance Company, as Escrow Agent, to be delivered to Seller at closing. The parties authorize Escrow Agent, by acceptance thereof, to hold the Deposit in escrow and to disburse it in accordance with the terms and conditions of this Contract. In the event of doubt as to its duties or liabilities under the provisions of this Contract, the Escrow Agent may, in its sole discretion, (i) continue to hold the Deposit until the parties mutually agree to the disbursement thereof, or (ii) continue to hold the Deposit until a judgment of a court of competent jurisdiction shall determine the rights of the parties thereto, or (iii) transfer the Deposit to a court of competent jurisdiction in Champaign County, Illinois, and upon notifying all parties concerned of such action all liability on the part of the Escrow Agent except with respect to Escrow Agent's handling of the Deposit as required hereunder shall fully terminate. In the event of any suit between Buyer and Seller wherein the Escrow Agent is made a party by virtue of acting as such Escrow Agent hereunder or in the event of any suit wherein Escrow Agent interpleads the subject matter of this escrow, the Escrow Agent shall be entitled to recover reasonable attorney's fees and costs incurred, which shall be charged and assessed as court costs in favor of the prevailing party. All parties agree that the Escrow Agent shall not be liable to any party or person whomsoever for misdelivery to Buyer or Seller of monies subject to this escrow, unless such misdelivery shall be due to willful breach of this Contract or negligence on the part of the Escrow Agent, nor shall

the Escrow Agent be liable for the failure of any financial institution in which the Deposit is placed.

B. The balance of the Purchase Price less any prorations or credits allowed herein, to be paid by Buyer to Seller at closing.

3. Condition of Property. Buyer acknowledges that Buyer has purchased the Property at auction and is acquiring the Property in "AS-IS, WHERE-IS" condition.

4. Possession and Closing. Seller shall deliver possession of the Property to Buyer concurrently with the closing of this transaction which shall be held on or before December 7, 2026. The closing shall be held at the offices of Buyer's attorney or at such other place as the parties may agree.

5. Conservation Reserve Program. A portion of the property is enrolled in the Conservation Reserve Program ("CRP"). At closing, Seller shall transfer all rights and obligations of that contract to the Buyer. Buyer shall comply with all terms and conditions of the CRP and shall indemnify, defend and hold Seller harmless from the CRP and/or Buyer's failure to comply with the terms of the CRP. Seller and/or Seller's tenant shall retain all CRP income for 2026. (TRACT 3 ONLY)

6. Survey. Seller recently completed a boundary survey on Tracts 1 and 2 and Buyer will receive a copy at closing. Seller will not be providing any further surveys and existing legal descriptions will be used in transferring Tracts 3 and 4.

7. Reimbursements. The 2026 tenant applied limestone to Tracts 3 and 4 after the completion of the 2026 harvest. Buyer(s) of Tracts 3 and 4 shall pay the following amounts to the 2026 tenant at closing: Tract 3 $7,086.04; Tract 4 $4,408.84.

8. Mineral Rights. One hundred percent (100%) of all mineral rights owned by Seller with respect to the Property shall be conveyed to Buyer at closing.

9. Closing Procedure. At the closing the parties shall deliver the following:

A. By Seller:

(i) A duly executed Special Warranty Deed conveying fee simple title to the Property, excepting therefrom all mineral rights reserved by Seller, to Buyer;

(ii) A duly executed A.L.T.A. extended coverage statement; and

(iii) Such other duly executed instruments and documents required by this Contract and as may be reasonably required in order to consummate the transaction herein contemplated.

B. By Buyer:

(i) Cash, cashier's check, wire transfer or other form acceptable to Seller in the amount of the Purchase Price less the Deposit, and subject to any adjustments as provided herein.

C. By Escrow Agent:

(i) The Deposit to Seller.

10. Deed of Conveyance. As soon as practicable Seller shall execute a recordable Special Warranty Deed sufficient to convey the real estate to Buyer or its nominee, in fee simple absolute, subject only to exceptions permitted herein, to be held by Seller's attorney and delivered to Buyer at the closing of this transaction upon Buyer's compliance with the terms of this Contract.

11. Evidence of Title. Seller has provided Buyer with a draft of a title commitment issued by Chicago Title Insurance Company which may include additional real estate sold at the auction and within seven (7) days from the date of this Contract, Seller shall at its sole cost and expense obtain an updated commitment for a policy (A.L.T.A. Form B) of owner's title insurance, which shall be written by a title insurance company regularly transacting business in Champaign County, Illinois. The commitment shall bind the title insurance company to deliver to Buyer a policy of owner's title insurance which shall insure Buyer's title to the Property in an amount equal to the Purchase Price, subject only to those liens, encumbrances, exceptions or qualifications of record and any claims for easements based on historical use.

12. Seller's Warranties and Representations. Seller hereby warrants and represents to Buyer as follows:

A. Seller has good, marketable and insurable fee simple title to the Property subject only to those encumbrances of record.

B. The party executing this Contract on behalf of Seller has full right, title and authority to so execute this Contract and to deliver any and all documents required to consummate the transactions contemplated herein.

13. Taxes and Assessments. The Seller shall pay, or give Buyer a credit for, the real estate taxes for the Property for 2026 payable in 2027. Real Estate taxes for all subsequent years shall be paid by Buyer. Buyer shall pay any special assessments with respect to the Property levied after the date of execution of this Contract by both parties and Seller shall pay, or give Buyer a credit for, any special assessments existing as of the date of execution of this Contract. The credit for real estate taxes shall be calculated using the most recent tax information available..

14. Succession of Obligations. All terms of this Contract shall be binding upon the heirs, legatees, devises, personal representatives, successors and assignees of the parties.

15. Default. If Buyer fails to make any payment or to perform any obligation imposed upon it by this Contract, Seller may serve written notice of default upon Buyer and if such default is not corrected within ten (10) days thereafter, this Contract shall terminate and Seller shall be entitled to receive the Deposit from the Escrow Agent. In the event of the failure

of Seller to perform the obligations imposed upon it by this Contract, Buyer may terminate this Contract upon similar notice served upon Seller and similar expiration of time period. The foregoing remedies in the event of a default are not intended to be exclusive and the parties shall have the right to all other lawful remedies, including specific performance.

The Escrow Agent, upon receiving an affidavit from the non-defaulting party stating that this Contract has been terminated as provided herein, shall be entitled to rely upon such affidavit and shall cancel the executed Special Warranty Deed and shall deliver the Deposit to the non-defaulting party. Default by any party to this Contract shall entitle the non-defaulting party to damages, reasonable costs, attorney's fees and expenses incurred in connection with enforcement of this Contract.

16. Notices. Any notice required under this Contract to be served upon Seller or Buyer shall be personally delivered or shall be mailed by certified mail to such parties at the address given for each below; information copies of all such notices shall be sent by first class mail to the attorneys.

17. Entirety of Agreement. This Contract contains the entire agreement between the parties and NO ORAL REPRESENTATION, warranty or covenant exists other than those herein set forth.

18. Time of the Essence. The time for performance of the obligations of the parties is of the essence of this Contract.

19. Brokerage Commission. Seller and Buyer acknowledge that in the event the sale contemplated herein closes, no brokerage commission is due any third party other than Peoples Company, whose fee shall be paid by Seller. Except for the fee due Peoples Company payable by Seller, in the event of any claim for a broker's or finder's fee or commission in connection herewith, Buyer shall indemnify and defend Seller from the same if it shall be based upon any agreement alleged to have been made by Buyer, and Seller shall indemnify and defend Buyer from the same if it shall be based upon any statement or agreement alleged to have been made by Seller. The foregoing indemnity shall cover the costs and expenses of the indemnitee (including without limitation reasonable attorney's fees) related to any actions, suits or judgments incident to any of the matters covered by such indemnity, including costs and attorney's fees incurred in appellate proceedings.

20. Strict Construction. The language used in this Contract shall be deemed to be the language approved by all parties to this Contract to express their mutual intent, and no rule of strict construction shall be applied against any party.

21. 1031 Exchange. Seller hereby acknowledges that it may be the intent of Buyer, in agreeing to purchase the Subject Property described herein, to effect a tax-deferred exchange at no liability or expense to Seller, pursuant to Section 1031 of the Internal Revenue Code. Buyer and Seller agree that Buyer shall have the right to assign all of its rights under this Contract to a qualified intermediary or other accommodation party pursuant to Section 1031. Seller further agrees to cooperate with Buyer in good faith and to sign documents reasonably requested by Buyer to acknowledge the assignment of Buyer’s rights hereunder and the receipt by Seller of notices of such assignment, and similar documents. Buyer agrees that the closing shall not be delayed as a result thereof and that Seller shall not be required to accept legal title to any

property other than the Property as a result of Buyer's tax-deferred exchange. All expenses associated with any tax-deferred exchange initiated by the Buyer shall be the sole obligation of the Buyer.

Similarly, Buyer hereby acknowledges that it may be the intent of Seller, in agreeing to sell the Subject Property described herein, to effect a tax-deferred exchange at no liability or expense to Buyer, pursuant to Section 1031 of the Internal Revenue Code. Buyer and Seller agree that Seller shall have the right to assign all of its rights under this Contract to a qualified intermediary or other accommodation party pursuant to Section 1031. Buyer further agrees to cooperate with Seller in good faith and to sign documents reasonably requested by Seller to acknowledge the assignment of Seller's rights hereunder and the receipt by Buyer of notices of such assignment, and similar documents. Seller agrees that the closing shall not be delayed as a result thereof and that buyer shall not be required to accept legal title to any property other than the Property as a result of Seller's tax-deferred exchange. All expenses associates with any tax-deferred exchange initiated by the Seller shall be the sole obligation of the Seller.

22. Facsimile Signatures. The parties acknowledge that photocopies of this Contract which have been executed by the parties hereto or their respective agents shall be binding upon the parties as if such photocopies were originals regardless of whether such photocopies of the Contract have been delivered by personal service, regular mail, facsimile transmission or otherwise. Upon request from any party hereto, all other parties agree to execute an original Contract upon presentation thereof if such Contract has previously been executed and delivered in photocopy form by personal delivery, facsimile transmission, regular mail or otherwise

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

SELLER:

Dorsey-Messman Farms LLC

By: _____

Address: _____

BUYER:

By: _____

Address:

ESCROW AGENT:

Chicago Title Insurance Company

By: _____
Its Authorized Agent

EXHIBIT "A"

Legal Description