



GOODHUE COUNTY  
FINANCE AND TAXPAYER SERVICES  
509 W. 5TH STREET  
RED WING, MN 55066  
651-385-3040

TAX STATEMENT  
2024 Values for Taxes Payable in

2025

	VALUES & CLASSIFICATIONS	
	Taxes Payable Year:	20242025
Step 1	Estimated Market Value:	418,100475,000
	Homestead Exclusion:	00
	Taxable Market Value:	418,100475,000
	New Improvements:	
	Property Classification:	AG NON HSTDAG NON HSTD
	Sent in March 2024	
Step 2	PROPOSED TAX	
	Proposed Tax:	2,758.00
	Sent in November 2024	
Step 3	PROPERTY TAX STATEMENT	
	First half Taxes:	1,372.00
	Second half Taxes:	1,372.00
	Total Taxes Due in 2025 :	2,744.00

\$\$\$  
REFUNDS?

You may be eligible for one or even two  
refunds to reduce your property tax.  
Read the back of this statement to  
find out how to apply.

Taxes Payable Year:		2024	2025
1.	Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>	0.00
2.	Use these amounts on Form M1PR to see if you are eligible for a special refund.	0.00	
Property Tax and Credits			
3.	Property Taxes Before Credits	2,815.94	3,090.46
4.	Credits That Reduce Property Taxes		
	A. Agricultural and Rural Land Credits	-319.94	-346.46
	B. Other Credits	0.00	0.00
5.	Proper Taxes After Credits	2,496.00	2,744.00
Property Tax by Jurisdiction			
6.	GOODHUE COUNTY	1,756.42	1,939.00
7.	WANAMINGO TWP	404.24	451.48
8.	State General Tax	0.00	0.00
9.	School District 2172		
	A. Voter Approved Levies	41.40	44.20
	B. Other Local Levies	252.50	284.26
10.	Special Taxing Districts		
	A. Other Special Taxing Districts	41.44	25.06
	B. Tax Increment	0.00	0.00
11.	Non-School Voter-Approved Referenda Levies	0.00	0.00
12.	Total Property Tax Before Special Assessments	2,496.00	2,744.00
Special Assessments			
		0.00	0.00
14.	TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	2,496.00	2,744.00

2nd Half Payment Stub - Payable 2025  
TO AVOID PENALTY PAY ON OR BEFORE NOVEMBER 15, 2025  
Property ID Number: RP 44.022.0900

Taxpayer(s):  
ROBERT HALLER TTEE  
1725 W ORANGEWOOD LN  
AVON PARK FL 33825

PLEASE READ BACK OF STATEMENT FOR IMPORTANT INFORMATION

If your address has changed please check this box  
and show the change on the back of this stub ☐

Total Property Tax for 2025: \$ 2,744.00  
Second half Payment Due: \$ 1,372.00  
Second half Penalty Due: \$ 0.00  
Second half Payment Made: \$ 0.00  
Second half Due with Penalty: \$ 1,372.00

Make Checks Payable To:  
GOODHUE COUNTY FINANCE AND  
TAXPAYER SERVICES  
509 W. 5TH STREET  
RED WING, MN 55066  
651-385-3040

Duplicate/Revised Statement 09/2025

2024001440220900 000001372003

DETACH HERE AND RETURN THIS STUB  
WITH YOUR SECOND HALF PAYMENT.

1st Half Payment Stub - Payable 2025  
TO AVOID PENALTY PAY ON OR BEFORE MAY 15, 2025  
Property ID Number: RP 44.022.0900

Taxpayer(s):  
ROBERT HALLER TTEE  
1725 W ORANGEWOOD LN  
AVON PARK FL 33825

PLEASE READ BACK OF STATEMENT FOR IMPORTANT INFORMATION

If your address has changed please check this box  
and show the change on the back of this stub ☐

Total Property Tax for 2025: \$ 2,744.00  
First half Payment Due: \$ 1,372.00  
First half Penalty Due: \$ 0.00  
First half Payment Made: \$ 1,372.00  
First half Due with Penalty: \$ 0.00

Make Checks Payable To:  
GOODHUE COUNTY FINANCE AND  
TAXPAYER SERVICES  
509 W. 5TH STREET  
RED WING, MN 55066  
651-385-3040

Duplicate/Revised Statement 09/2025

2024001440220900 000000000000

DETACH HERE AND RETURN THIS STUB  
WITH YOUR FIRST HALF PAYMENT.



GOODHUE COUNTY  
FINANCE AND TAXPAYER SERVICES  
509 W. 5TH STREET  
RED WING, MN 55066  
651-385-3040

TAX STATEMENT  
2024 Values for Taxes Payable in

2025

	VALUES & CLASSIFICATIONS		
	Taxes Payable Year:		
Step 1	2024		2025
	Estimated Market Value:	150,300	170,300
	Homestead Exclusion:	0	0
	Taxable Market Value:	150,300	170,300
	New Improvements:		
	Property Classification:	AG NON HSTD	AG NON HSTD
	Sent in March 2024		
Step 2	PROPOSED TAX		
	Proposed Tax:		988.00
	Sent in November 2024		
Step 3	PROPERTY TAX STATEMENT		
	First half Taxes:		492.00
	Second half Taxes:		492.00
	Total Taxes Due in 2025 :		984.00

\$\$\$  
REFUNDS?

You may be eligible for one or even two  
refunds to reduce your property tax.  
Read the back of this statement to  
find out how to apply.

Taxes Payable Year:		2024	2025
1.	Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>	0.00
2.	Use these amounts on Form M1PR to see if you are eligible for a special refund.	0.00	
Property Tax and Credits			
3.	Property Taxes Before Credits	1,013.02	1,108.22
4.	Credits That Reduce Property Taxes		
	A. Agricultural and Rural Land Credits	-115.02	-124.22
	B. Other Credits	0.00	0.00
5.	Propert Taxes After Credits	898.00	984.00
Property Tax by Jurisdiction			
6.	GOODHUE COUNTY	632.14	695.36
7.	WANAMINGO TWP	145.32	161.86
8.	State General Tax	0.00	0.00
9.	School District 2172		
	A. Voter Approved Levies	14.88	15.86
	B. Other Local Levies	90.76	101.92
10.	Special Taxing Districts		
	A. Other Special Taxing Districts	14.90	9.00
	B. Tax Increment	0.00	0.00
11.	Non-School Voter-Approved Referenda Levies	0.00	0.00
12.	Total Property Tax Before Special Assessments	898.00	984.00
Special Assessments			
		0.00	0.00
14.	TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	898.00	984.00

2nd Half Payment Stub - Payable 2025  
TO AVOID PENALTY PAY ON OR BEFORE NOVEMBER 15, 2025  
Property ID Number: RP 44.022.0200

Taxpayer(s):  
ROBERT HALLER TTEE  
1725 W ORANGEWOOD LN  
AVON PARK FL 33825

PLEASE READ BACK OF STATEMENT FOR IMPORTANT INFORMATION

If your address has changed please check this box  
and show the change on the back of this stub ☐

Total Property Tax for 2025: \$ 984.00  
Second half Payment Due: \$ 492.00  
Second half Penalty Due: \$ 0.00  
Second half Payment Made: \$ 0.00  
Second half Due with Penalty: \$ 492.00

Make Checks Payable To:  
GOODHUE COUNTY FINANCE AND  
TAXPAYER SERVICES  
509 W. 5TH STREET  
RED WING, MN 55066  
651-385-3040

Duplicate/Revised Statement 09/2025

2024001440220200 000000492007

DETACH HERE AND RETURN THIS STUB  
WITH YOUR SECOND HALF PAYMENT.

1st Half Payment Stub - Payable 2025  
TO AVOID PENALTY PAY ON OR BEFORE MAY 15, 2025  
Property ID Number: RP 44.022.0200

Taxpayer(s):  
ROBERT HALLER TTEE  
1725 W ORANGEWOOD LN  
AVON PARK FL 33825

PLEASE READ BACK OF STATEMENT FOR IMPORTANT INFORMATION

If your address has changed please check this box  
and show the change on the back of this stub ☐

Total Property Tax for 2025: \$ 984.00  
First half Payment Due: \$ 492.00  
First half Penalty Due: \$ 0.00  
First half Payment Made: \$ 492.00  
First half Due with Penalty: \$ 0.00

Make Checks Payable To:  
GOODHUE COUNTY FINANCE AND  
TAXPAYER SERVICES  
509 W. 5TH STREET  
RED WING, MN 55066  
651-385-3040

Duplicate/Revised Statement 09/2025

2024001440220200 000000000000

DETACH HERE AND RETURN THIS STUB  
WITH YOUR FIRST HALF PAYMENT.

# AGENCY RELATIONSHIPS IN REAL ESTATE TRANSACTIONS

1. Page 1

2. **MINNESOTA LAW REQUIRES** that early in any relationship, real estate brokers or salespersons discuss with  
3. consumers what type of agency representation or relationship they desire.<sup>(1)</sup> The available options are listed below. This  
4. is **not** a contract. **This is an agency disclosure form only. If you desire representation you must enter into a**  
5. **written contract, according to state law** (a listing contract or a buyer/tenant representation contract). Until such time  
6. as you choose to enter into a written contract for representation, you will be treated as a customer and will not receive  
7. any representation from the broker or salesperson. The broker or salesperson will be acting as a Facilitator (see  
8. paragraph V on page two (2)), unless the broker or salesperson is representing another party, as described below.

9. **ACKNOWLEDGMENT: I/We acknowledge that I/we have been presented with the below-described options.**  
10. **I/We understand that until I/we have signed a representation contract, I/we am/are not represented by the**  
11. **broker/salesperson. I/We understand that written consent is required for a dual agency relationship.**

12. **THIS IS A DISCLOSURE ONLY, NOT A CONTRACT FOR REPRESENTATION.**

13. \_\_\_\_\_  
(Signature) (Date) (Signature) (Date)

14. I. **Seller's/Landlord's Broker:** A broker who lists a property, or a salesperson who is licensed to the listing broker,  
15. represents the Seller/Landlord and acts on behalf of the Seller/Landlord. A Seller's/Landlord's broker owes to  
16. the Seller/Landlord the fiduciary duties described on page two (2).<sup>(2)</sup> The broker must also disclose to the Buyer  
17. material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and  
18. significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to  
19. rental/lease transactions.) If a broker or salesperson working with a Buyer/Tenant as a customer is representing the  
20. Seller/Landlord, he or she must act in the Seller's/Landlord's best interest and must tell the Seller/Landlord any  
21. information disclosed to him or her, except confidential information acquired in a facilitator relationship (see paragraph  
22. V on page two (2)). In that case, the Buyer/Tenant will not be represented and will not receive advice and counsel  
23. from the broker or salesperson.

24. II. **Subagent:** A broker or salesperson who is working with a Buyer/Tenant but represents the Seller/Landlord. In this  
25. case, the Buyer/Tenant is the broker's customer and is not represented by that broker. If a broker or salesperson  
26. working with a Buyer/Tenant as a customer is representing the Seller/Landlord, he or she must act in the  
27. Seller's/Landlord's best interest and must tell the Seller/Landlord any information that is disclosed to him or her.  
28. In that case, the Buyer/Tenant will not be represented and will not receive advice and counsel from the broker or  
29. salesperson.

30. III. **Buyer's/Tenant's Broker:** A Buyer/Tenant may enter into an agreement for the broker or salesperson to represent  
31. and act on behalf of the Buyer/Tenant. The broker may represent the Buyer/Tenant only, and not the Seller/Landlord,  
32. even if he or she is being paid in whole or in part by the Seller/Landlord. A Buyer's/Tenant's broker owes to the  
33. Buyer/Tenant the fiduciary duties described on page two (2).<sup>(2)</sup> The broker must disclose to the Buyer material facts  
34. as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect  
35. the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.)  
36. If a broker or salesperson working with a Seller/Landlord as a customer is representing the Buyer/Tenant, he or  
37. she must act in the Buyer's/Tenant's best interest and must tell the Buyer/Tenant any information disclosed to him  
38. or her, except confidential information acquired in a facilitator relationship (see paragraph V on page two (2)). In  
39. that case, the Seller/Landlord will not be represented and will not receive advice and counsel from the broker or  
40. salesperson.

41. \_\_\_\_\_ I have had the opportunity to review the "Notice Regarding Predatory Offender Information" on  
(initial) (initial)  
42. page two. (2)

## AGENCY RELATIONSHIPS IN REAL ESTATE TRANSACTIONS

43. Page 2

44. IV. **Dual Agency - Broker Representing both Seller/Landlord and Buyer/Tenant:** Dual agency occurs when one  
45. broker or salesperson represents both parties to a transaction, or when two salespersons licensed to the same  
46. broker each represent a party to the transaction. Dual agency requires the informed consent of all parties, and  
47. means that the broker and salesperson owe the same duties to the Seller/Landlord and the Buyer/Tenant. This  
48. role limits the level of representation the broker and salesperson can provide, and prohibits them from acting  
49. exclusively for either party. In a dual agency, confidential information about price, terms and motivation for pursuing  
50. a transaction will be kept confidential unless one party instructs the broker or salesperson in writing to disclose  
51. specific information about him or her. Other information will be shared. Dual agents may not advocate for one party  
52. to the detriment of the other.<sup>(3)</sup>
53. Within the limitations described above, dual agents owe to both Seller/Landlord and Buyer/Tenant the fiduciary  
54. duties described below.<sup>(2)</sup> Dual agents must disclose to Buyers material facts as defined in MN Statute 82.68, Subd.  
55. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the  
56. property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.)
57. V. **Facilitator:** A broker or salesperson who performs services for a Buyer/Tenant, a Seller/Landlord or both but  
58. does not represent either in a fiduciary capacity as a Buyer's/Tenant's Broker, Seller's/Landlord's Broker or Dual  
59. Agent. **THE FACILITATOR BROKER OR SALESPERSON DOES NOT OWE ANY PARTY ANY OF THE FIDUCIARY**  
60. **DUTIES LISTED BELOW, EXCEPT CONFIDENTIALITY, UNLESS THOSE DUTIES ARE INCLUDED IN A**  
61. **WRITTEN FACILITATOR SERVICES AGREEMENT.** The facilitator broker or salesperson owes the duty of  
62. confidentiality to the party but owes no other duty to the party except those duties required by law or contained in  
63. a written facilitator services agreement, if any. In the event a facilitator broker or salesperson working with a Buyer/  
64. Tenant shows a property listed by the facilitator broker or salesperson, then the facilitator broker or salesperson  
65. must act as a Seller's/Landlord's Broker (see paragraph I on page one (1)). In the event a facilitator broker or  
66. salesperson, working with a Seller/Landlord, accepts a showing of the property by a Buyer/Tenant being represented  
67. by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Buyer's/Tenant's  
68. Broker (see paragraph III on page one (1)).

- 
69. <sup>(1)</sup> This disclosure is required by law in any transaction involving property occupied or intended to be occupied by  
70. one to four families as their residence.
71. <sup>(2)</sup> The fiduciary duties mentioned above are listed below and have the following meanings:  
72. Loyalty - broker/salesperson will act only in client(s)' best interest.  
73. Obedience - broker/salesperson will carry out all client(s)' lawful instructions.  
74. Disclosure - broker/salesperson will disclose to client(s) all material facts of which broker/salesperson has knowledge  
75. which might reasonably affect the client(s)' use and enjoyment of the property.  
76. Confidentiality - broker/salesperson will keep client(s)' confidences unless required by law to disclose specific  
77. information (such as disclosure of material facts to Buyers).  
78. Reasonable Care - broker/salesperson will use reasonable care in performing duties as an agent.  
79. Accounting - broker/salesperson will account to client(s) for all client(s)' money and property received as agent.
80. <sup>(3)</sup> If Seller(s)/Landlord(s) decide(s) not to agree to a dual agency relationship, Seller(s)/Landlord(s) may give up the  
81. opportunity to sell/lease the property to Buyer(s)/Tenant(s) represented by the broker/salesperson. If Buyer(s)/  
82. Tenant(s) decide(s) not to agree to a dual agency relationship, Buyer(s)/Tenant(s) may give up the opportunity to  
83. purchase/lease properties listed by the broker.

- 
84. **NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory offender  
85. registry and persons registered with the predatory offender registry under MN Statute 243.166 may be  
86. obtained by contacting the local law enforcement offices in the community where the property is located,  
87. or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections Web site at  
88. [www.corr.state.mn.us](http://www.corr.state.mn.us).

## BUYER PURCHASING "AS IS" ADDENDUM

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form.

© 2011 Minnesota Association of REALTORS®, Edina, MN

1. Date \_\_\_\_\_

2. Page \_\_\_\_\_

3. Addendum to Purchase Agreement between parties, dated \_\_\_\_\_, 20\_\_\_\_\_, pertaining

4. to the purchase and sale of the property at \_\_\_\_\_

5. \_\_\_\_\_.

6. **DISCLOSURE REQUIRED:** Under Minnesota law, Sellers of residential property, except by waiver or with limited  
7. exceptions, are obligated to disclose to prospective Buyers all material facts of which Seller is aware that could adversely  
8. and significantly affect an ordinary Buyer's use or enjoyment of the property or any intended use of the property of  
9. which Seller is aware. Such a disclosure is not a warranty or a guarantee of any kind by Seller or licensee representing  
10. or assisting any party in the transaction. Seller agrees to notify Buyer immediately in writing of any substantive changes  
11. from any prior representations regarding the property.

12. (Check appropriate box.)

13. ☐ Buyer has received and had an opportunity to review the *Seller's Property Disclosure Statement*;  
14. or

15. ☐ Buyer has received and had an opportunity to review the *Seller's Disclosure Alternatives* form.

16. **CONDITION OF PROPERTY:** The property being purchased by Buyer, including the dwelling, other improvements  
17. and fixtures, is not new and is being purchased "AS IS".

18. Buyer understands that the property, as defined above, will be purchased in the condition it is in at the time of Purchase  
19. Agreement. Buyer shall have the right to a walk-through review of the property prior to closing. To the extent there  
20. is a material change in the condition of the property arising between the date of the Purchase Agreement and the  
21. closing date, Seller shall be responsible for restoring the property to substantially the same condition it was in on the  
22. date of the Purchase Agreement, except that Seller shall have **NO OBLIGATION OR RESPONSIBILITY** to repair or  
23. replace central air-conditioning, heating, plumbing (including subsurface sewage treatment systems, unless otherwise  
24. required by law), wiring systems or wells on the property if they fail between the date of Purchase Agreement and the  
25. date of closing. This provision voids lines 217-219 of the Purchase Agreement.

26. **RISK OF LOSS:** The Risk of Loss provision in the Purchase Agreement is modified as follows. If there is any loss  
27. or damage to the property between the date of Purchase Agreement and the date of closing for any reason, including fire,  
28. vandalism, flood, earthquake or act of God, the risk of loss shall be on Seller except that Seller shall have **NO**  
29. **OBLIGATION OR RESPONSIBILITY** to repair or replace central air-conditioning, heating, plumbing (including subsurface  
30. sewage treatment systems, unless otherwise required by law), wiring systems or wells on the property if they fail between  
31. the date of Purchase Agreement and the date of closing. If the property is destroyed or substantially damaged before  
32. the closing date, this Purchase Agreement is canceled, at Buyer's option, by written notice to Seller or licensee  
33. representing or assisting Seller. If Buyer cancels this Purchase Agreement, Buyer and Seller shall immediately sign  
34. a *Cancellation of Purchase Agreement* confirming said cancellation and directing all earnest money paid hereunder  
35. to be refunded to Buyer.

36. **RIGHT OF INSPECTION:** Buyer shall have the **right** to inspect the property or to have it inspected by a person of  
37. Buyer's choice, at Buyer's expense.

38. **THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYER(S) AND SELLER(S).**  
39. **IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.**

**BUYER PURCHASING "AS IS" ADDENDUM**

40. Page \_\_\_\_\_

41. Property located at \_\_\_\_\_ .

42. **SETTLEMENT IS FINAL:** It is understood that Buyer accepts the property "AS IS." ANY WARRANTIES OF **PHYSICAL**  
43. **CONDITION** OF THE PROPERTY CONTAINED IN THIS PURCHASE AGREEMENT INCLUDING, BUT NOT LIMITED  
44. TO, CENTRAL AIR-CONDITIONING, HEATING, PLUMBING, WIRING, AND CONNECTION TO CITY SEWER AND  
45. CITY WATER ARE VOID. This provision shall survive delivery of the deed or contract for deed. All other warranties  
46. specified in the Purchase Agreement remain the same.

47. **OTHER:** \_\_\_\_\_

48. \_\_\_\_\_

49. \_\_\_\_\_

50. \_\_\_\_\_

51. \_\_\_\_\_

52. \_\_\_\_\_

53. \_\_\_\_\_

54. \_\_\_\_\_

55. \_\_\_\_\_

56. \_\_\_\_\_

57. \_\_\_\_\_

58. \_\_\_\_\_

59. \_\_\_\_\_

60. \_\_\_\_\_

61. \_\_\_\_\_ (Seller) \_\_\_\_\_ (Date) \_\_\_\_\_ (Buyer) \_\_\_\_\_ (Date)

62. \_\_\_\_\_ (Seller) \_\_\_\_\_ (Date) \_\_\_\_\_ (Buyer) \_\_\_\_\_ (Date)

63. **THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYER(S) AND SELLER(S).**  
64. **IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.**

**PURCHASE AGREEMENT:  
LAND (NON-RESIDENTIAL)**

This form approved by the Minnesota Association of REALTORS®,  
which disclaims any liability arising out of use or misuse of this form.  
© 2017 Minnesota Association of REALTORS®, Edina, MN

1. Page 1 Date \_\_\_\_\_

2. BUYER (S): \_\_\_\_\_  
3. \_\_\_\_\_  
4. Buyer's earnest money in the amount of \_\_\_\_\_  
5. \_\_\_\_\_ Dollars  
6. (\$ \_\_\_\_\_ ) shall be delivered no later than two (2) Business Days after  
7. Final Acceptance Date of this Purchase Agreement **to be deposited in the trust account of:** (Check one.)  
8. ☐ listing broker; or  
9. ☐ \_\_\_\_\_ ,  
10. (Trustee)  
11. **within three (3) Business Days of receipt of the earnest money or Final Acceptance Date of this Purchase Agreement, whichever is later.**  
12. Said earnest money is part payment for the purchase of the property legally described as  
13. Section/Township/Range \_\_\_\_\_  
14. \_\_\_\_\_  
15. Street Address \_\_\_\_\_  
16. PID # (s) \_\_\_\_\_  
17. \_\_\_\_\_ , City of \_\_\_\_\_  
18. County of \_\_\_\_\_ State of Minnesota, including all fixtures, if any,  
19. ☐ INCLUDING ☐ EXCLUDING all emblements within the Property at the time of this Purchase Agreement, if any,  
20. (collectively the "Property") and ☐ INCLUDING ☐ EXCLUDING the following personal property, if any, which shall  
21. be transferred with no additional monetary value, and free and clear of all liens and encumbrances:  
22. \_\_\_\_\_  
23. \_\_\_\_\_  
24. \_\_\_\_\_ ,  
25. all of which Property Seller has this day agreed to sell to Buyer for the sum of (\$ \_\_\_\_\_ )  
26. \_\_\_\_\_  
27. \_\_\_\_\_ Dollars,  
28. which Buyer agrees to pay in the following manner:  
29. **CASH** of \$ \_\_\_\_\_ or more in Buyer's sole discretion, which includes the earnest  
30. money and the balance to be paid at the time of closing.  
31. **The date of closing shall be** \_\_\_\_\_ , 20 \_\_\_\_ .  
32. **DUE DILIGENCE:** This Purchase Agreement ☐ IS ☐ IS NOT subject to a due diligence contingency. (If answer is  
33. **IS**, see attached *Addendum to Commercial Purchase Agreement: Due Diligence.*)  
34. This Purchase Agreement ☐ IS ☐ IS NOT subject to cancellation of a previously written purchase agreement dated  
35. \_\_\_\_\_ , 20 \_\_\_\_ . (If answer is **IS**, said cancellation shall be obtained  
36. no later than \_\_\_\_\_ , 20 \_\_\_\_ .  
37. If said cancellation is not obtained by said date, this Purchase Agreement is canceled. Buyer and Seller shall  
38. immediately sign a written cancellation of Purchase Agreement confirming said cancellation and directing all earnest  
39. money paid here to be refunded to Buyer.)

**PURCHASE AGREEMENT:  
LAND (NON-RESIDENTIAL)**

40. Page 2 Date \_\_\_\_\_

41. Property located at \_\_\_\_\_.

42. **OTHER CONTINGENCIES:** This Purchase Agreement is subject to the following contingencies, and if  
43. the checked contingencies specified below, if any, are not satisfied or waived, in writing, by Buyer by  
44. \_\_\_\_\_, 20 \_\_\_\_\_, this Purchase Agreement is canceled as of said date. Buyer and Seller  
45. shall immediately sign a written cancellation of Purchase Agreement confirming said cancellation and directing all  
46. earnest money paid here to be refunded to Buyer. *(Check all that apply.)*

47. ☐ **FINANCING CONTINGENCY:** Buyer shall provide Seller, or licensee representing or assisting Seller, with the  
48. Written Statement, on or before the date specified on line 44.

49. For purposes of this Contingency, "**Written Statement**" means a Written Statement prepared by Buyer's  
50. mortgage originator(s) or lender(s) after the Final Acceptance Date that Buyer is approved for the loan(s)  
51. specified in this Purchase Agreement, including both the first mortgage and any subordinate financing, if any,  
52. and stating that an appraisal, satisfactory to the lender(s), has been completed and stating conditions required  
53. by lender(s) to close the loan.

54. Upon delivery of the Written Statement to Seller, or licensee representing or assisting Seller, the responsibility  
55. for satisfying all conditions, except work orders, required by mortgage originator(s) or lender(s) are deemed  
56. accepted by Buyer. Upon delivery of the Written Statement, if this Purchase Agreement does not close on the  
57. stated closing date for ANY REASON relating to financing, other than Seller's failure to complete work orders  
58. to the extent required by this Purchase Agreement, including but not limited to interest rate and discount points,  
59. if any, Seller may, at Seller's option, declare this Purchase Agreement canceled, in which case this Purchase  
60. Agreement is canceled. If Seller declares this Purchase Agreement canceled, Buyer and Seller shall  
61. immediately sign a written cancellation of Purchase Agreement confirming said cancellation and directing all  
62. earnest money paid here to be forfeited to Seller as liquidated damages. In the alternative, Seller may seek  
63. all other remedies allowed by law.

64. If the Written Statement is not provided by the date specified on line 44, Seller may, at Seller's option, declare  
65. this Purchase Agreement canceled by written notice to Buyer at any time prior to Seller receiving the Written  
66. Statement, in which case this Purchase Agreement is canceled. In the event Seller declares this Purchase  
67. Agreement canceled, Buyer and Seller shall immediately sign a written cancellation of Purchase Agreement  
68. confirming said cancellation and directing all earnest money paid here to be refunded to Buyer.

69. If the Written Statement is not provided, and Seller has not previously canceled this Purchase Agreement, this  
70. Purchase Agreement is canceled as of the closing date specified in this Purchase Agreement. Buyer and  
71. Seller shall immediately sign a written cancellation of Purchase Agreement confirming said cancellation and  
72. directing all earnest money paid here to be refunded to Buyer.

73. ☐ **OTHER CONTINGENCIES:** \_\_\_\_\_

74. \_\_\_\_\_

75. \_\_\_\_\_

76. \_\_\_\_\_

77. \_\_\_\_\_

78. \_\_\_\_\_

79. \_\_\_\_\_

80. \_\_\_\_\_

81. \_\_\_\_\_

82. \_\_\_\_\_

83. \_\_\_\_\_

84. Seller's expenses for these contingencies, if any, shall not exceed \$ \_\_\_\_\_.

**PURCHASE AGREEMENT:  
LAND (NON-RESIDENTIAL)**

85. Page 3 Date \_\_\_\_\_

86. Property located at \_\_\_\_\_.

87. **DEED/MARKETABLE TITLE:** Upon performance by Buyer, Seller shall deliver a: *(Check one.)*

88. ☐ **Warranty Deed**, ☐ **Personal Representative's Deed**, ☐ **Contract for Deed**, ☐ **Trustee's Deed**, or

89. ☐ **Other:** \_\_\_\_\_ **Deed** joined in by spouse, if any, conveying marketable title, subject to

90. (a) building and zoning laws, ordinances, state and federal regulations;

91. (b) restrictions relating to use or improvement of the Property without effective forfeiture provisions;

92. (c) reservation of any mineral rights by the State of Minnesota;

93. (d) utility and drainage easements which do not interfere with existing improvements; and

94. (e) others (must be specified in writing): \_\_\_\_\_

95. \_\_\_\_\_

96. **TENANTS/LEASES:** Property ☐ **IS** ☐ **IS NOT** subject to rights of tenants. (If answer is **IS**, see attached *Addendum*  
-----*(Check one.)*-----

97. *to Commercial Purchase Agreement: Due Diligence.*)

98. Seller shall not execute leases from the date of this Purchase Agreement to the date of closing, the term of which lease  
99. extends beyond the date of closing, without the prior written consent of Buyer. Buyer's consent or denial shall be

100. provided to Seller within \_\_\_\_\_ days of Seller's written request. Said consent

101. shall not be unreasonably withheld.

102. **REAL ESTATE TAXES:** ~~Real estate taxes due and payable in the year of closing shall be prorated between Seller and~~  
103. ~~Buyer on a calendar year basis to the actual date of closing unless otherwise provided in this Purchase Agreement.~~

104. Real estate taxes, including penalties, interest, and any associated fees, payable in the years prior to closing shall be  
105. paid by Seller. Real estate taxes payable in the years subsequent to closing shall be paid by Buyer.

106. **DEFERRED TAXES/SPECIAL ASSESSMENTS:**

107. ☐ **BUYER SHALL PAY** ☐ **SELLER SHALL PAY** on date of closing any deferred real estate taxes  
-----*(Check one.)*-----

108. (e.g. Green Acres) or special assessments, payment of which is required as a result of the closing of this sale.

109. ☐ **BUYER AND SELLER SHALL PRORATE AS OF THE DATE OF CLOSING** ☐ **SELLER SHALL PAY ON**  
-----*(Check one.)*-----

110. **DATE OF CLOSING** all installments of special assessments certified for payment, with the real estate taxes due and  
111. payable in the year or closing.

112. ☐ **BUYER SHALL ASSUME** ☐ **SELLER SHALL PAY** on date of closing all other special assessments levied as  
-----*(Check one.)*-----

113. of the date of this Purchase Agreement.

114. ☐ **BUYER SHALL ASSUME** ☐ **SELLER SHALL PROVIDE FOR PAYMENT OF** special assessments pending as  
-----*(Check one.)*-----

115. of the date of this Purchase Agreement for improvements that have been ordered by any assessing authorities.

116. (Seller's provision for payment shall be by payment into escrow of two (2) times the estimated amount of the  
117. assessments or less, as required by Buyer's lender.)

118. Buyer shall pay any unpaid special assessments payable in the year following closing and thereafter, the payment of  
119. which is not otherwise here provided.

120. As of the date of this Purchase Agreement, Seller represents that Seller ☐ **HAS** ☐ **HAS NOT** received a notice  
-----*(Check one.)*-----

121. regarding any new improvement project from any assessing authorities, the costs of which project may be assessed  
122. against the Property. Any such notice received by Seller after the date of this Purchase Agreement and before  
123. closing shall be provided to Buyer immediately. If such notice is issued after the date of this Purchase Agreement and  
124. on or before the date of closing, then the parties may agree in writing, on or before the date of closing, to pay, provide  
125. for the payment of, or assume the special assessments. In the absence of such agreement, either party may declare  
126. this Purchase Agreement canceled by written notice to the other party, or licensee representing or assisting the other  
127. party, in which case this Purchase Agreement is canceled. If either party declares this Purchase Agreement canceled,  
128. Buyer and Seller shall immediately sign a written cancellation of Purchase Agreement confirming said cancellation and  
129. directing all earnest money paid here to be refunded to Buyer.

**PURCHASE AGREEMENT:  
LAND (NON-RESIDENTIAL)**

130. Page 4    Date \_\_\_\_\_

131. Property located at \_\_\_\_\_.
132. **POSSESSION:** Seller shall deliver possession of the Property: *(Check one.)*
133. ☐ **IMMEDIATELY AFTER CLOSING;** or
134. ☐ **OTHER:** \_\_\_\_\_.
135. Seller agrees to remove ALL DEBRIS AND ALL PERSONAL PROPERTY NOT INCLUDED HERE from the Property
136. by possession date.
137. **PRORATIONS:** All interest and rents shall be prorated between the parties as of date of closing, unless otherwise
138. agreed to in writing. Buyer shall pay Seller for remaining gallons of fuel oil or liquid petroleum gas on the day of closing,
139. at the rate of the last fill by Seller.
140. **TITLE AND EXAMINATION:** Within a reasonable time period after Final Acceptance Date of this Purchase Agreement,
141. Seller shall provide one of the following title evidence options, at Seller's selection, which shall include proper searches
142. covering bankruptcies, state and federal judgments, and liens, and levied and pending special assessments to Buyer
143. or Buyer's designated title service provider:
144. (a) A commitment for an owner's policy of title insurance on a current ALTA form issued by an insurer licensed to write
145. title insurance in Minnesota as selected by Buyer. Seller shall be responsible for the title search and exam costs
146. related to the commitment. Buyer shall be responsible for all additional costs related to the issuance of the title
147. insurance policy(ies), including but not limited to the premium(s), Buyer's name search, and plat drawing, if
148. any. Seller shall deliver any abstract of title and a copy of any owner's title insurance policy for the Property,
149. if in Seller's possession or control, to Buyer or Buyer's designated title service provider. Any abstract of title or
150. owner's title insurance policy provided shall be immediately returned to Seller, or licensee representing or assisting
151. Seller, upon cancellation of this Purchase Agreement.
152. (b) An abstract of title certified to date if Abstract Property or a Registered Property Abstract ("RPA") certified to date
153. if Registered (Torrens) Property. Seller shall pay for the abstracting or RPA costs and deliver any abstract for
154. this Property in Seller's possession or control to Buyer or Buyer's designated title service provider. Any abstract
155. shall be immediately returned to Seller, or licensee representing or assisting Seller, upon cancellation of this
156. Purchase Agreement. If Property is abstract and Seller does not have an abstract of title, Option (a) will
157. automatically apply.
158. Seller shall use Seller's best efforts to provide marketable title by the date of closing. In the event that Seller has not
159. provided marketable title by the date of closing, Seller shall have an additional thirty (30) days to make title marketable
160. or, in the alternative, Buyer may waive title defects by written notice to Seller. In addition to the thirty (30)-day
161. extension, Buyer and Seller may by mutual agreement further extend the closing date. Lacking such extension, either
162. party may declare this Purchase Agreement canceled by written notice to the other party, or licensee representing
163. or assisting the other party, in which case this Purchase Agreement is canceled. If either party declares this Purchase
164. Agreement canceled, Buyer and Seller shall immediately sign a written cancellation of Purchase Agreement confirming
165. said cancellation and directing all earnest money paid here to be refunded to Buyer.
166. **SUBDIVISION OF LAND, BOUNDARIES, AND ACCESS:** If this sale constitutes or requires a subdivision of land
167. owned by Seller, Seller shall pay all subdivision expenses and obtain all necessary governmental approvals. Seller
168. warrants the legal description of the real Property to be conveyed has been or shall be approved for recording as of
169. the date of closing. Seller warrants that there is a right of access to the Property from a public right of way.
170. **MECHANIC'S LIENS:** Seller warrants that prior to the closing, payment in full will have been made for all labor, materials,
171. machinery, fixtures, or tools furnished within the 120 days immediately preceding the closing in connection with
172. construction, alteration, or repair of any structure on, or improvement to, the Property.
173. **NOTICES:** Seller warrants that Seller has not received any notice from any governmental authority as to condemnation
174. proceedings or violation of any law, ordinance, or regulation. If the Property is subject to restrictive covenants, Seller
175. warrants that Seller has not received any notice from any person or authority as to a breach of the covenants. Any
176. such notices received by Seller shall be provided to Buyer immediately.

**PURCHASE AGREEMENT:  
LAND (NON-RESIDENTIAL)**

177. Page 5    Date \_\_\_\_\_

178. Property located at \_\_\_\_\_.
179. **DIMENSIONS:** Buyer acknowledges any dimensions or acreage of land or improvements provided by Seller, third party, or broker representing or assisting Seller are approximate. Buyer shall verify the accuracy of information to Buyer's satisfaction, if material, at Buyer's sole cost and expense.
182. **ACCESS AGREEMENT:** Seller agrees to allow Buyer reasonable access to the Property for performance of any surveys, inspections, or tests as agreed to here. Buyer shall restore the premises to the same condition it was in prior to the surveys, inspections, or tests and pay for any restoration costs.
185. **RISK OF LOSS:** If there is any loss or damage to the Property between the Final Acceptance Date and the date of closing for any reason, including fire, vandalism, flood, earthquake, or act of God, the risk of loss shall be on Seller. If the Property is destroyed or substantially damaged before the closing date, this Purchase Agreement is canceled, at Buyer's option, by written notice to Seller, or licensee representing or assisting Seller. If Buyer cancels this Purchase Agreement, Buyer and Seller shall immediately sign a written cancellation of Purchase Agreement confirming said cancellation and directing all earnest money paid here to be refunded to Buyer.
191. **TIME OF ESSENCE:** Time is of the essence in this Purchase Agreement.
192. **CALCULATION OF DAYS:** Any calculation of days begins on the first day (calendar or Business Days as specified) following the occurrence of the event specified and includes subsequent days (calendar or Business Days as specified) ending at 11:59 P.M. on the last day.
195. **BUSINESS DAYS:** "Business Days" are days which are not Saturdays, Sundays, or state or federal holidays unless stated elsewhere by the parties in writing.
197. **DEFAULT:** If Buyer defaults in any of the agreements here, Seller may cancel this Purchase Agreement, and any payments made here, including earnest money, shall be retained by Seller as liquidated damages and Buyer and Seller shall affirm the same by a written cancellation agreement.
200. If Buyer defaults in any of the agreements here, Seller may terminate this Purchase Agreement under the provisions of MN Statute 559.21.
202. If this Purchase Agreement is not canceled or terminated as provided here, Buyer or Seller may seek actual damages for breach of this Purchase Agreement or specific performance of this Purchase Agreement; and, as to specific performance, such action must be commenced within six (6) months after such right of action arises.
205. **METHAMPHETAMINE PRODUCTION DISCLOSURE:**  
(A Methamphetamine Production Disclosure is required by MN Statute 152.0275, Subd. 2 (m).)
207. ☐ Seller is not aware of any methamphetamine production that has occurred on the Property.
208. ☐ Seller is aware that methamphetamine production has occurred on the Property.  
(See Disclosure Statement: Methamphetamine Production.)
210. **NOTICE REGARDING AIRPORT ZONING REGULATIONS:** The Property may be in or near an airport safety zone with zoning regulations adopted by the governing body that may affect the Property. Such zoning regulations are filed with the county recorder in each county where the zoned area is located. If you would like to determine if such zoning regulations affect the Property, you should contact the county recorder where the zoned area is located.
214. **NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory offender registry and persons registered with the predatory offender registry under MN Statute 243.166 may be obtained by contacting the local law enforcement offices in the community where the Property is located or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections web site at [www.corr.state.mn.us](http://www.corr.state.mn.us).
219. **SUBJECT TO RIGHTS OF TENANTS, IF ANY, BUYER HAS THE RIGHT TO VIEW THE PROPERTY PRIOR TO CLOSING TO ESTABLISH THAT THE PROPERTY IS IN SUBSTANTIALLY THE SAME CONDITION AS OF THE DATE OF THIS PURCHASE AGREEMENT.**
222. BUYER IS NOT RELYING ON ANY ORAL REPRESENTATIONS REGARDING THE CONDITION OF THE PROPERTY.

**PURCHASE AGREEMENT:  
LAND (NON-RESIDENTIAL)**

223. Page 6 Date \_\_\_\_\_

224. Property located at \_\_\_\_\_.

225. **SPECIAL DISCLOSURES:** Seller discloses, to the best of Seller's knowledge, that the Property described in this

226. Purchase Agreement consists of approximately \_\_\_\_\_ acres and is currently zoned

227. \_\_\_\_\_

228. \_\_\_\_\_

229. \_\_\_\_\_.

230. Seller discloses, to the best of Seller's knowledge, that the Property ☐ **IS** ☐ **IS NOT** in a designated flood plain  
------(Check one.)-----

231. area.

232. Seller discloses, to the best of Seller's knowledge, that the Property ☐ **DOES** ☐ **DOES NOT** currently receive  
------(Check one.)-----

233. preferential tax treatment (e.g. Green Acres).

234. Seller discloses, to the best of Seller's knowledge, that the Property ☐ **IS** ☐ **IS NOT** enrolled in any federal, state, or  
------(Check one.)-----

235. local governmental programs (e.g., CREP, CRP, EQIP, WRP, conservation programs, riparian buffers, Sustainable

236. Forest Incentive Act, etc.).

237. **ENVIRONMENTAL CONCERNS:** To the best of Seller's knowledge there are no hazardous substances or  
238. underground storage tanks, except where noted here:

239. \_\_\_\_\_

240. \_\_\_\_\_

241. \_\_\_\_\_

242. **(Check appropriate boxes.)**

243. SELLER WARRANTS THAT THE PROPERTY IS EITHER DIRECTLY OR INDIRECTLY CONNECTED TO:

244. **CITY SEWER** ☐ **YES** ☐ **NO** / **CITY WATER** ☐ **YES** ☐ **NO**

245. **SUBSURFACE SEWAGE TREATMENT SYSTEM**

246. SELLER ☐ **DOES** ☐ **DOES NOT** KNOW OF A SUBSURFACE SEWAGE TREATMENT SYSTEM ON OR SERVING  
------(Check one.)-----

247. THE PROPERTY. (If answer is **DOES**, and the system does not require a state permit, see *Subsurface Sewage*

248. *Treatment System Disclosure Statement*.)

249. **PRIVATE WELL**

250. SELLER ☐ **DOES** ☐ **DOES NOT** KNOW OF A WELL ON OR SERVING THE PROPERTY. (If answer is **DOES** and well  
------(Check one.)-----

251. is located on the Property, see *Well Disclosure Statement*.)

252. To the best of Seller's knowledge, the Property ☐ **IS** ☐ **IS NOT** in a Special Well Construction Area.  
------(Check one.)-----

253. THIS PURCHASE AGREEMENT ☐ **IS** ☐ **IS NOT** SUBJECT TO AN *ADDENDUM TO PURCHASE AGREEMENT*:  
------(Check one.)-----

254. *SUBSURFACE SEWAGE TREATMENT SYSTEM AND WELL INSPECTION CONTINGENCY*.

255. (If answer is **IS**, see attached *Addendum*.)

256. **IF A WELL OR SUBSURFACE SEWAGE TREATMENT SYSTEM EXISTS ON THE PROPERTY, BUYER HAS**  
257. **RECEIVED A DISCLOSURE STATEMENT: WELL AND/OR A DISCLOSURE STATEMENT : SUBSURFACE**  
258. **SEWAGE TREATMENT SYSTEM .**

**PURCHASE AGREEMENT:  
LAND (NON-RESIDENTIAL)**

259. Page 7 Date \_\_\_\_\_

260. Property located at \_\_\_\_\_.

**AGENCY NOTICE**

261. \_\_\_\_\_  
262. \_\_\_\_\_ (Licensee) is ☐ Seller's Agent ☐ Buyer's Agent ☐ Dual Agent ☐ Facilitator.  
----- (Check one.) -----

263. \_\_\_\_\_ (Real Estate Company Name)  
264. \_\_\_\_\_ (Licensee) is ☐ Seller's Agent ☐ Buyer's Agent ☐ Dual Agent ☐ Facilitator.  
----- (Check one.) -----

265. \_\_\_\_\_ (Real Estate Company Name)

266. **DUAL AGENCY DISCLOSURE:** Dual agency occurs when one broker or salesperson represents both parties to a  
267. transaction, or when two salespersons licensed to the same broker each represent a party to the transaction. Dual  
268. agency requires the informed consent of all parties, and means that the broker or salesperson owes the same fiduciary  
269. duties to both parties to the transaction. This role limits the level of representation the broker and salespersons can  
270. provide, and prohibits them from acting exclusively for either party. In dual agency, confidential information about price,  
271. terms, and motivation for pursuing a transaction will be kept confidential unless one party instructs the broker or  
272. salesperson in writing to disclose specific information about him or her. Other information will be shared. Dual agents  
273. may not advocate for one party to the detriment of the other.

**CONSENT TO DUAL AGENCY**

274. \_\_\_\_\_  
275. Broker represents both parties involved in the transaction, which creates a dual agency. This means that Broker and  
276. its salespersons owe fiduciary duties to both parties. Because the parties may have conflicting interests, Broker and its  
277. salespersons are prohibited from advocating exclusively for either party. Broker cannot act as a dual agent in this  
278. transaction without the consent of both parties. Both parties acknowledge that

279. (1) confidential information communicated to Broker which regards price, terms, or motivation to buy, sell, or lease will  
280. remain confidential unless the parties instruct Broker in writing to disclose this information. Other information will  
281. be shared;

282. (2) Broker and its salespersons will not represent the interest of either party to the detriment of the other; and

283. (3) within the limits of dual agency, Broker and its salesperson will work diligently to facilitate the mechanics of the  
284. sale.

285. With the knowledge and understanding of the explanation above, the parties authorize and instruct Broker and its  
286. salespersons to act as dual agents in this transaction.

287. **SELLER:** \_\_\_\_\_ **BUYER:** \_\_\_\_\_

288. \_\_\_\_\_ (Date) \_\_\_\_\_ (Date)

289. **SELLER:** \_\_\_\_\_ **BUYER:** \_\_\_\_\_

290. \_\_\_\_\_ (Date) \_\_\_\_\_ (Date)

291. **CLOSING COSTS:** Buyer or Seller may be required to pay certain closing costs, which may effectively increase the  
292. cash outlay at closing or reduce the proceeds from the sale.

PURCHASE AGREEMENT:  
LAND (NON-RESIDENTIAL)

293. Page 8    Date \_\_\_\_\_

294. Property located at \_\_\_\_\_.

295. **FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"):** Section 1445 of the Internal Revenue Code  
296. provides that a transferee ("Buyer") of a United States real property interest must be notified in writing and must withhold  
297. tax if the transferor ("Seller") is a foreign person and no exceptions from FIRPTA withholding apply. Buyer and Seller  
298. agree to comply with FIRPTA requirements under Section 1445 of the Internal Revenue Code.

299. Seller shall represent and warrant, under the penalties of perjury, whether Seller is a "foreign person" (as the same  
300. is defined within FIRPTA), prior to closing. Any representations made by Seller with respect to this issue shall survive  
301. the closing and delivery of the deed.

302. Buyer and Seller shall complete, execute, and deliver, on or before closing, any instrument, affidavit, or statement  
303. reasonably necessary to comply with the FIRPTA requirements, including delivery of their respective federal taxpayer  
304. identification numbers or Social Security numbers.

305. Due to the complexity and potential risks of failing to comply with FIRPTA, including the Buyer's responsibility for  
306. withholding the applicable tax, Buyer and Seller should **seek appropriate legal and tax advice regarding FIRPTA**  
307. **compliance, as the respective licensees representing or assisting either party will be unable to assure either**  
308. **party whether the transaction is exempt from FIRPTA withholding requirements.**

309. **NOTE:** MN Statute 500.21 establishes certain restrictions on the acquisition of title to agricultural land by aliens and  
310. non-American corporations. Please seek appropriate legal advice if this Purchase Agreement is for the sale  
311. of agricultural land and Buyer is a foreign person.

312. **ENTIRE AGREEMENT:** This Purchase Agreement and any addenda or amendments signed by the parties shall  
313. constitute the entire agreement between Buyer and Seller. Any other written or oral communication between Buyer  
314. and Seller, including, but not limited to, e-mails, text messages, or other electronic communications are not part of this  
315. Purchase Agreement. This Purchase Agreement can be modified or canceled only in writing by Buyer and Seller or by  
316. operation of law. All monetary sums are deemed to be United States currency for purposes of this Purchase Agreement.

317. **ELECTRONIC SIGNATURES:** The parties agree the electronic signature of any party on any document related to this  
318. transaction constitute valid, binding signatures.

319. **FINAL ACCEPTANCE:** To be binding, this Purchase Agreement must be fully executed by both parties and a copy  
320. must be delivered.

321. **SURVIVAL:** All warranties specified in this Purchase Agreement shall survive the delivery of the deed or contract  
322. for deed.

323. **OTHER:** \_\_\_\_\_  
324. \_\_\_\_\_  
325. \_\_\_\_\_  
326. \_\_\_\_\_  
327. \_\_\_\_\_  
328. \_\_\_\_\_  
329. \_\_\_\_\_  
330. \_\_\_\_\_  
331. \_\_\_\_\_  
332. \_\_\_\_\_  
333. \_\_\_\_\_

**PURCHASE AGREEMENT:  
LAND (NON-RESIDENTIAL)**

334. Page 9 Date \_\_\_\_\_

335. Property located at \_\_\_\_\_.

336. **ADDENDA:** Attached addenda are a part of this Purchase Agreement.

337. **NOTE:** Disclosures and optional Arbitration Agreement are not part of this Purchase Agreement.

338. I, the owner of the Property, accept this Purchase  
339. Agreement and authorize the listing broker to withdraw  
340. said Property from the market, unless instructed otherwise  
341. in writing.

I agree to purchase the Property for the price and on  
the terms and conditions set forth above.

**I have reviewed all pages of this Purchase  
Agreement.**

342. **I have reviewed all pages of this Purchase Agreement.**

343. ☐ **If checked, this Agreement is subject to attached**  
344. **Addendum to Purchase Agreement: Counteroffer.**

345. **FIRPTA:** Seller represents and warrants, under penalty  
346. of perjury, that Seller ☐ **IS** ☐ **IS NOT** a foreign person (i.e., a  
----- (Check one.) -----  
347. non-resident alien individual, foreign corporation, foreign  
348. partnership, foreign trust, or foreign estate for purposes of  
349. income taxation. (See lines 295-311.) This representation  
350. and warranty shall survive the closing of the transaction  
351. and the delivery of the deed.

352. **SELLER**

**BUYER**

353. \_\_\_\_\_

\_\_\_\_\_

354. By: \_\_\_\_\_

By: \_\_\_\_\_

355. Its: \_\_\_\_\_  
(Title)

Its: \_\_\_\_\_  
(Title)

356. \_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Date)

357. **SELLER**

**BUYER**

358. \_\_\_\_\_

\_\_\_\_\_

359. By: \_\_\_\_\_

By: \_\_\_\_\_

360. Its: \_\_\_\_\_  
(Title)

Its: \_\_\_\_\_  
(Title)

361. \_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Date)

362. **FINAL ACCEPTANCE DATE:** \_\_\_\_\_ The Final Acceptance Date  
363. is the date on which the fully executed Purchase Agreement is delivered.

364. **THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYER(S) AND SELLER(S).**  
365. **IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.**