

AGREEMENT OF SALE

This Agreement of Sale of Real Estate dated November 4, 2017, between Philip M. and Nancy A. Tischler whose address is 9469 Autumn Road, Petersburg, Pennsylvania 16669 ("Seller")

AND

Buyer's name: _____ ("Buyer")

Buyer's Social Security No. or Tax ID No.: _____

Buyer's address: _____

Buyer's telephone number: _____ Cell phone: _____

Buyer's fax number: _____ Email address: _____

The words Buyer and Seller jointly and severally include all buyers and sellers listed above.

1. **SALE AND PURCHASE.** Seller hereby agrees to sell and convey to Buyer, who hereby agrees to purchase the property described in this Agreement.

2. **PROPERTY.** The property to be sold consists of (a) 39.2± acres of land with Conservation Easement and all the buildings, improvements, and fixtures on the land, if any; and (b) all of Seller's rights and obligations relating to the land. Together, these are referred to as the "Property." The Property to be sold is situate in Township of East Brandywine, County of Chester, the Commonwealth of Pennsylvania, also known as: 621 Rock Raymond Road, Downingtown, Pennsylvania 19335. The Property is also identified as Chester County Tax Parcel No. 30-06-0019.0000 (39.2+/- acres), UPI 30-6-19.

3. **PURCHASE PRICE.**

High Bid of..... \$ _____

Plus Buyer's Premium Payment (6% of High Bid)
payable to Seller of..... \$ _____

Equals TOTAL PURCHASE PRICE of..... \$ _____

4. **PAYMENT OF PURCHASE PRICE.** Buyer will pay the Purchase Price as follows:

At auction by guaranteed funds

Bank cashier's check drawn on a United States Bank or cash.....\$ 35,000.00

Total Deposit (15% of Purchase Price) due at Auction \$ _____

Drawn on a United States Bank.

At settlement, in cash or bank cashier's check drawn on a United States bank or wire transfer of Federal funds \$ _____

