

Terry Parker | CRT Acres
2030 W Baseline Rd #182-4637
Phoenix, AZ 85041

Reference # [REDACTED]

4/7/2022

[REDACTED]
Humboldt, [REDACTED]



6133509
04436

Good afternoon,

My name is Terry Parker & I am writing to you today as I am interested in purchasing a property you own in Guthrie.

OFFER TO PURCHASE YOUR REAL ESTATE / PROPERTY

I am looking at a few lots that are listed for sale in your area, and I wanted to reach out to you first in case you are not actively using this property and are interested in selling?

I am willing to offer \$7,616.31 for this property (details noted on the next page). (I would also be interested in purchasing your other properties)

If you'd like to accept this offer, please sign on the next page and return it to my address (or scan / take a photo of this accepted offer and email it back to me). You can also give me a call anytime at [REDACTED] to discuss! Upon return of this signed document, I'll likely have a few follow-up questions about the property before we close. Following that, I will have closing documents prepared through an accredited title agency (I will cover these costs) and we can finish the transaction within a few weeks.

I appreciate your time and hope to hear from you soon!

P.S. If this sounds interesting to you, please let me know ASAP. I'm hoping to make a decision and complete a purchase in your area within the next few weeks.

A handwritten signature in black ink, appearing to read 'Terry Parker'.

Terry Parker

[REDACTED]@gmail.com

Purchase Agreement

Reference ID: [REDACTED]

Property Description:

APN: [REDACTED]
ALT APN: [REDACTED]
Property Description: 51.39 in Guthrie Center, IA 50115
Acreage: 51.39
Property County: Guthrie
Property Tax: \$660.00 (Annually)

The purchase price of **\$7,616.31** will be paid in full at the time of closing for the above property, including any & all improvements. We, the Buyer will pay the cost of completing the transaction, including any outstanding property taxes within reason.

This offer is contingent upon the following terms:

1. Buyer's approval of the legal and physical aspects of the property & title report.
2. Said property is to be sold free and clear of all encumbrances, with good and marketable title and with full possession to said property available to Buyer at the date of closing.
3. Buyer to complete due diligence and to be, in the Buyer's sole discretion, satisfied.
4. This offer shall remain open until **7/6/2022** and if not accepted by then, the offer shall be rescinded, unless otherwise discussed.

SELLER INFORMATION

SELLER NAME

MAILING ADDRESS

(update as needed)

Owner Names(s) _____

Phone Number _____

Email Address _____

Owner(s) Sign _____

[REDACTED]
Humboldt, IA
[REDACTED]

Thank you for accepting this offer. Please return either by postal mail, or simply sign the form and scan / take a photo of this accepted offer and email it back to me.

RETURN MAILING ADDRESS:

CRT Acres
2030 W Baseline Rd #182-4637
Phoenix, AZ 85041

Questions? Call Me Anytime:

[REDACTED]
[REDACTED]@gmail.com