



**PURCHASE AGREEMENT:  
VACANT LAND (RESIDENTIAL)**

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1. Date January 22nd 2026

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3. BUYER(S): William A. Berscheit & Julie M. Berscheit, as Trustees of the William A.  
4. Berscheit Trust Agreement  
5. Buyer's earnest money in the amount of  
6. \_\_\_\_\_ Dollars (\$ 0.00 )  
7. shall be delivered to listing broker, or, if checked, to ☐ \_\_\_\_\_ no later than two (2) Business  
\_\_\_\_\_ ("Earnest Money Holder")  
8. Days after Final Acceptance Date. Buyer and Seller agree that earnest money shall be deposited in the trust account  
9. of Earnest Money Holder as specified above within three (3) Business Days of receipt of the earnest money or Final  
10. Acceptance Date, whichever is later.  
11. Said earnest money is part payment for the purchase of the property located at  
12. Street Address: XXX County 98  
13. City of Grey Eagle, County of Todd State of Minnesota,  
14. Zip Code 56336, legally described as See Attached Exhibit A - Legal Description  
15. Parcel ID# 03-0008301  
16. \_\_\_\_\_  
17. including all fixtures, if any, **AND** including the following personal property, if any, which shall be transferred with no  
18. additional monetary value, and free and clear of all liens and encumbrances:  
19. N/A  
20. \_\_\_\_\_  
21. \_\_\_\_\_ (collectively the "Property").  
22. Notwithstanding the foregoing, the following item(s) are excluded from the purchase:  
23. \_\_\_\_\_

**PURCHASE PRICE:**

25. Seller has agreed to sell the Property to Buyer for the sum of (\$ 3,000.00 )  
26. \_\_\_\_\_  
27. Three Thousand Dollars,  
28. which Buyer agrees to pay in the following manner:  
29. 1. 100 percent (%) of the sale price in **CASH**, or more in Buyer's sole discretion, including earnest money;  
30. 2. 0 percent (%) of the sale price in **MORTGAGE FINANCING**. (See following Mortgage Financing  
31. section.)  
32. 3. 0 percent (%) of the sale price by **ASSUMING** Seller's current mortgage. (See attached *Addendum to*  
33. *Purchase Agreement: Assumption Financing*.)  
34. 4. 0 percent (%) of the sale price by **CONTRACT FOR DEED**. (See attached *Addendum to Purchase*  
35. *Agreement: Contract for Deed Financing*.)

**CLOSING DATE:**

37. The date of closing shall be On/Before February 9th 2026.