REAL ESTATE PURCHASE AGREEMENT—SALE UPON AUCTION

______________________________________________________ ("Purchaser") offers and agrees to purchase from Wamble Mountain Farms, LLC, a Delaware limited liability company ("Seller"), upon the following terms and conditions, the property described as: ___ acres more or less, located in Monroe County, Illinois, as more particularly described on Exhibit A and also known as Tract 1 of the Fults Farm (the "Property"). Purchaser and Seller acknowledge that PEOPLES COMPANY (the "Auctioneer") is representing Seller in this transaction.

1. Purchase Price. The purchase price is _________________________ ________________ Dollars ($______________). After earnest money is credited, the remaining balance will be paid by Purchaser at closing by certified check or wire transfer of immediately available funds.

2. Earnest Money Deposit. Earnest money will be held by First American Title Insurance Company ("Escrow Agent"), 818 Stewart Street, Suite 800, Seattle, WA 98101, Attention: Beth Peterson (206-615-3260 / bethpeterson@firstam.com. Escrow Agent hereby acknowledges receipt of earnest money in the amount of _________________________ ________________ Dollars ($______________) paid by _________ . Upon failure of Purchaser to fulfill Purchaser's obligations to close in accordance with this Agreement, the earnest money shall be paid to Seller as liquidated damages and not a penalty, the parties agreeing that because the damages caused by a breach of this Agreement would be difficult or impossible to estimate accurately, they intend to provide for liquidated damages rather than a penalty, and the earnest money is a reasonable estimate of the probable loss upon a breach.

3. Financing. This is a cash offer. Purchaser’s obligation to close is not contingent upon Purchaser’s ability to obtain financing. Purchaser represents and warrants to Seller that it has sufficient cash or available financing to complete the purchase of the Property on the terms and conditions contained herein.

4. Offering Materials. Purchaser warrants that it has received and read the offering materials provided by Auctioneer. The "Auction Terms and Conditions" set forth therein are hereby incorporated into this Agreement by reference. This Agreement shall govern in the event of any inconsistency.

5. Seller’s Property Disclosure; Condition of Property. Purchaser acknowledges receipt and review of the documents published on the Auctioneer’s website at http://www.peoplescompany.com for Listing #14270. Purchaser represents that either Purchaser or a duly authorized agent of Purchaser has inspected the Property, performed all due diligence reviews which Purchaser deems necessary to determine whether to acquire the Property, performed all due diligence reviews which Purchaser deems necessary to determine whether to acquire the Property, performed all due diligence reviews which Purchaser deems necessary to determine whether to acquire the Property, performed all due diligence reviews which Purchaser deems necessary to determine whether to acquire the Property, performed all due diligence reviews which Purchaser deems necessary to determine whether to acquire the Property, performed all due diligence reviews which Purchaser deems necessary to determine whether to acquire the Property, performed all due diligence reviews which Purchaser deems necessary to determine whether to acquire the Property, performed all due diligence reviews which Purchaser deems necessary to determine whether to acquire the Property.

6. Taxes/Prorations. Property taxes will be prorated through the date of closing based upon the previous year’s taxes. Purchaser shall pay all transfer taxes and the like.

7. Title. Title shall be conveyed by Special Warranty Deed. A standard, basic owner’s policy of Title Insurance in the amount of the purchase price will be furnished by First American Title Insurance Company at Seller’s cost.

8. Survey. Seller is not providing a new boundary survey of the Property. The Property is sold based on the legal description only.

9. Closing / Possession. Closing will occur as provided in the Auction Terms and Conditions. At closing, the parties will execute the customary documents. The Property is subject to one or more leases, each of which has been provided to Purchaser. Purchaser understands possession of the Property by Purchaser is subject to the leases as stated in the Auction Terms and Conditions.

10. No Personal Liability. Purchaser agrees that Seller shall have no personal liability under this Agreement and that Purchaser shall look solely to the Property for the satisfaction of any liabilities or the performance of any obligations.
of Seller arising under this Agreement. This provision shall survive the termination of this Agreement or the closing and not merge into the deed.

11. **Legal Advice.** Purchaser acknowledges that prior to the auction it received the Auction Terms and Conditions and a copy of this form of Agreement, read them carefully, understands it and had the opportunity to consult with a lawyer regarding it.

12. **Governing Law.** This Agreement shall be governed by and construed in accordance with the internal laws of the State of Illinois.

13. **Notice.** All notices required or permitted under this Agreement shall be in writing, sent to the addresses set forth below, and shall be sent by (i) nationally recognized overnight courier, (ii) certified mail with return receipt requested and postage prepaid, or (iii) by email provided that a copy is also sent in accordance with clause (i) and (ii) of this sentence. The parties’ respective addresses for notice are:

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<thead>
<tr>
<th>Purchaser:</th>
<th>Seller:</th>
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<tr>
<td>__________________________</td>
<td>Wamble Mountain Farms, LLC</td>
</tr>
<tr>
<td>__________________________</td>
<td>C/O Oak River Farms</td>
</tr>
<tr>
<td>__________________________</td>
<td>8318 Hwy 565 (overnight delivery)</td>
</tr>
<tr>
<td>__________________________</td>
<td>P. O. Box 158 (USPS First Class Mail)</td>
</tr>
<tr>
<td>Email: __________________________</td>
<td>Monterey, LA 71354</td>
</tr>
<tr>
<td>Email: <a href="mailto:mattg@cottonwoodag.com">mattg@cottonwoodag.com</a></td>
<td>Email: <a href="mailto:legal@oakriverfarms.com">legal@oakriverfarms.com</a></td>
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14. **Binding.** This Agreement constitutes the sole and entire agreement between the parties hereto and no modification of this Agreement shall be binding unless attached hereto and signed by all parties to this Agreement.

15. **OFAC**

   (a) Purchaser is (i) not a “Prohibited Person,” and (ii) in full compliance with all applicable orders, rules, regulations and recommendations of the Office of Foreign Assets Control of the U.S. Department of the Treasury.

   (b) The execution and performance of this Agreement by Purchaser shall not violate any law applicable to Purchaser by virtue of the identity of Purchaser or any of its affiliates, including any applicable provision of the USA Patriot Act.

   (c) Neither Purchaser nor any holder of any direct or indirect equitable, legal or beneficial interest in Purchaser is the subject of any law blocking or prohibiting transactions with such person, including the USA Patriot Act, and no portion of any distributions of cash or property hereunder to Purchaser will be used, disbursed or distributed by Purchaser or any such holder in violation of any law, including the USA Patriot Act.

16. This Real Estate Purchase Agreement – Sale Upon Auction may be executed in one or more counterparts all of which together shall constitute one binding agreement on the parties hereto. Some or all of the parties hereto may execute and deliver this agreement electronically, whether using an electronic signature and delivery service such as DocuSign or eSignLive, or by use of electronically copied/saved and transmitted executed documents, such as by emailing a PDF of the signed agreement. The parties hereto expressly agree that the actual execution and delivery of this Real Estate Purchase Agreement – Sale Upon Auction by electronic means specifically shall be governed by the Electronic Signatures in Global and National Commerce Act (ESIGN), 15 U.S.C § 7001, and the governing law applicable to the remainder of the agreement shall be as otherwise stated herein.
Effective this _______ day of _________________________, 2018, at _______ a.m. (“Effective Date”).

PURCHASER: ______________________________
By: __________________________
Name: _______________________
Its: __________________________

SELLER: WAMBLE MOUNTAIN FARMS, LLC,
a Delaware limited liability company
By: ______________________________
Name: _______________________
Its: Authorized Signatory

RECEIPT OF AGREEMENT AND EARNEST MONEY DEPOSIT
IS HEREBY ACKNOWLEDGED AS OF THE EFFECTIVE DATE:

ESCROW AGENT: FIRST AMERICAN TITLE INSURANCE COMPANY
By: ______________________________
Name: ______________________________
Title: ______________________________
EXHIBIT A
LEGAL DESCRIPTION

Tax Lot No. 2 and Tax Lot No. 2-B, all in Survey No. 314, Claim No. 745, in Township 4 South, Range 10 West of the 3rd P.M., as shown by Surveyor’s Official Plat Record “A” at page 79, of Monroe County, Illinois, records.

ALSO:
All that part of Lot No. 1 in the division of land among the heirs of Henry Juelfs, deceased, in Survey Nos. 314 and 315, Claim No. 745 and 1282, in T. 4 S., R. 10 West of the 3rd P.M., lying Southeasterly of the centerline of the Fults-Ivy Landing Public Road, as shown by the plat thereof recorded in Plat Book “A” on page 105, in the Recorder’s Office of Monroe County, Illinois.