

OFFER TO PURCHASE

May 21, 2025

Date _____

I/We submit the following offer to purchase that certain property located in Muskogee County, State of Oklahoma, being described as follows: Lots 1 through 24 in Block 17 and Lots 1 through 6 and Lots 19 through 24 in Block 18, Town of Council Hill, Muskogee County, State of Oklahoma

90,000.00

I/We agree to pay the sum of \$ _____, as the total purchase price for the above described real property AND payable in the following manner, \$ _____ deposit or earnest or forfeit money, which is to apply on the purchase price, and to be retained by the seller as liquidated damages in case I or we, fail to comply with the terms of this offer. If accepted by the owner of the above described property then the balance of the purchase price is to be paid as follows: Balance due at closing by Cashier's check or Certified check.

Pro-Rated

TAXES: _____

Written Title Search Only

TITLE EXAMINATION: _____

At Closing

POSSESSION: _____

INSURANCE: _____

Seller at sellers expense is to clear all Land and Fencing from the property, Except the House will remain.

COMMISSION: _____

N/A

TERMITE INSPECITON: _____

Seller to Pay all Cost except file fees

REMARKS: _____

ESTIMATED CLOSING DATE: on or before June 30, 2025

ABSTRACT: SELLER agrees to have abstract on the above described property brought to date and to pay the Revenue Stamps:

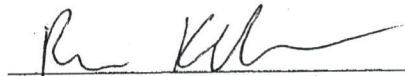
N/A

MAXIMUM AMOUNT TO BE PAID FOR REPAIRS: _____

TERMINATION DATE: June 30th, 2025

IF TITLE cannot be furnished as set out above within a reasonable time, the above deposit of \$ _____ shall be returned to the purchaser, and this agreement shall become null and void, and no longer binding on either party.

NOTE: It is mutually understood and agreed that no matter shall be constructed as an encumbrance or defect in title so long as the same is not so construed under the real estate title examination standards of the Oklahoma Bar Association where applicable.


Buyer

Buyer

Ross Kellner for Muskogee County FBO Council Hill Fire Dept

Buyer (Print Name)

Buyer (Print Name)

Phone Number: 918-843-9180

Mailing Address: _____

The above offer is hereby accepted.


Seller

Seller

Blake Igert

Seller (Print Name)

Seller (Print Name)

918-520-7609

Phone Number: _____

Mailing Address: 205 E main Council Hill OK 74428