



### Land and Lot Purchase Agreement

(This is a legally binding contract. If not understood, seek legal advice.)

The REALTOR® negotiating this agreement is a member of their Area Board of REALTORS® and the Nebraska REALTORS® Association and as such is governed by its Code of Ethics and Rules of Fair Business Practice.

Nebraska Realty (Broker) REALTORS®

DATE 04/29/2026

In this agreement, Purchaser whether one or more shall be referred to as "Purchaser" and Seller whether one or more shall be referred to as "Seller." The undersigned Purchaser agrees to purchase the Property described as follows:

1. ADDRESS: 851 & 765 S 10th St ZIP 68008
If no address is available at time of agreement Legal Description only will be provided.

2. LEGAL DESCRIPTION ("PROPERTY"): 13 18 11 BC TL 292 & TL 293 13-18-11 114 PC 28 3.57AC & 0 18 11 BC YMCA WILSON'S ADD LOT 2 114 PC 2 3.36AC as surveyed, platted and recorded in Washington County, Nebraska including all fixtures and equipment permanently attached to the Property.

3. PERSONAL PROPERTY: Purchase shall include fixtures, equipment and elements on the Property including: NA

4. CONVEYANCE: Provided that the Seller has good, valid, and marketable title, in fee simple, Seller agrees to convey title to Property to Purchaser or his nominee by [X] warranty deed, [ ] or no other free and clear of all liens, encumbrances, or special taxes levied or assessed, [X] no exceptions, [ ] except, subject to all building and use restrictions, utility easements abutting the boundary of the property and covenants now of record.

5. ASSESSMENTS: Seller is responsible and agrees to pay any and all assessments assessed or ordered and not yet assessed. These would include, but not be limited to, assessments for paving, curb, sidewalk or utilities. Seller also agrees to indemnify Purchaser for any liabilities incurred as part of these assessments.

6. CONSIDERATION: Purchaser agrees to pay six hundred twenty-one thousand DOLLARS (\$621,000.00) on the following terms: \$20,000.00 (Deposit) deposited herewith as evidenced by the receipt attached below. The Earnest Deposit is made payable to the Escrow Agent, or. If deposit is made payable to the Escrow Agent, Nebraska Realty is authorized to deliver the check to the Escrow Agent as indicated in paragraph 16 of this agreement. If the earnest deposit is made payable to Nebraska Realty, it will be deposited into Nebraska Realty's trust account and transferred to Listing Broker. If Deposit is made payable to Seller, deposit shall be delivered to Seller or Listing Broker/Broker's Agent. Upon delivery to the Escrow Agent, Listing Broker/Broker's Agent or Seller, Nebraska Realty shall have no further responsibility or liability to the Purchaser or Seller for the accounting of the funds. If the earnest deposit is paid by check, it will be cashed upon acceptance of this offer. The funds will be applied towards the purchase price of the Property at closing. In the event of a dispute over the return or release of the earnest deposit, Purchaser and Seller understand that the Broker or Escrow Agent cannot release funds to either party without the signed written consent of Seller and Purchaser or a court order.

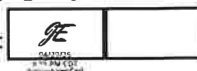
7. [X] ALL CASH: (Check if applicable) Balance of \$ 601,000.00 shall be paid by certified funds at time of delivery of Deed, no financing being required.

8.1 [ ] CONDITIONAL UPON FINANCING: (Check if applicable) Balance of \$ shall be paid by certified funds at the time of delivery of deed, conditioned upon Purchaser's ability to obtain financing on the above-described property in the amount of \$.

8.2 PURCHASER AGREES TO MAKE APPLICATION FOR FINANCING WITHIN 5 BUSINESS DAYS OF ACCEPTANCE OF THIS OFFER, TO:

[ ] Arbor Bank, Loan Officer Name Phone Number
OR
[ ] Company Name Loan Officer Name Phone Number

and to sign all papers and pay all costs in connection therewith, and to establish reserves as required. If the financing is not approved within days from date of acceptance, this offer shall be null and void, and the deposit will be returned to Purchaser. However, if processing of the application for financing has not been completed by the lending agency within the above time, such time limit shall be automatically extended until the lending agency has, in the normal course of business, advised either approval or denial.




**8.2 PURCHASER AGREES TO MAKE APPLICATION FOR FINANCING:** (Continued) If the original loan application is denied, the Purchaser authorizes and instructs the Lender to notify the Purchaser, the Seller and all real estate licensees involved in the transaction, in writing. Upon notification of denial, this Purchase Agreement shall be null and void and the deposit will be refunded to Purchaser unless Seller and Purchaser mutually agree in writing within 5-business days from receipt of notification of loan denial that an additional loan application will be made or that additional loan information will be submitted to the original lender.

9.  **A. SELLER FINANCING:** See attached Seller Financing Addendum

**B. LOAN ASSUMPTION:** See attached Loan Assumption Addendum

**10.1 REAL ESTATE TAXES, PRORATION:** If the Property is located in Douglas or Sarpy County, then all consolidated real estate taxes which become delinquent in the year in which closing takes place shall be treated as though all are current taxes and shall be prorated as set forth below. If the Property is located in a county other than Douglas or Sarpy, then all consolidated real estate taxes for the year in which closing takes place shall be prorated as set forth below and shall be based upon the county assessor's valuation at the date of closing and the most recently certified mill levy. Taxes shall be prorated as of the date of closing.

**10.2 GREENBELT TAX RATE:** "Greenbelt" (or as it is formally known "Special Valuation") is defined as agricultural land which may be valued without regard to market influences that cause the value to be inflated to an amount exceeding its agricultural value. Special Valuation allows property owners who wish to continue the agribusiness nature of their Property to do so without the value of their Property being inflated by residential or commercial development. Purchaser understands that the Property's location, its use (whether actual or intended) and Nebraska laws, may subject the Property to tax rates which may not be consistent with the Property's actual or intended use. To this end, it would be in Purchaser's best interest to consult with an attorney regarding taking the necessary steps to ensure a favorable tax rate on the Property.  (Purchaser initial)


**11. ADDITIONAL PROVISIONS: (Check all that apply)**

**A. Contingent upon Sale and Closing:** This offer is contingent upon the sale and closing of Purchaser's Property located at \_\_\_\_\_  
If such closing does not occur, this offer shall be null and void the earnest money shall be returned to the Purchaser.

**B. Contingent upon Closing:** This offer is contingent upon Purchaser first obtaining the proceeds from the closing of the Purchaser's property located at \_\_\_\_\_, scheduled to close on \_\_\_\_\_. If such closing does not occur on or before such date, this offer shall be null and void the earnest money shall be returned to the Purchaser.

**C. Other:**  
Buyer shall provide an earnest check in the amount of \$20,000.00 made payable to Blair Title with in 48 hours of acceptance of purchase contract.  
Buyer and Seller acknowledge that Nebraska Realty is being paid a commission by Seller - buyer's agent commission to be 2% of purchase price.



See Attached Addendum \_\_\_\_\_ if additional space is needed.

**12. RENTS, DEPOSITS, LEASES AND VENDOR CONTRACTS IF RENTED:** All rents, leases and vendor contracts shall be current at time of closing. All tenant deposits and leases shall be assigned to Purchaser at no cost. Seller shall provide all current leases and vendor contracts to Purchaser within 5 days of acceptance of this offer. Offer contingent upon Purchaser's satisfactory review of all current leases and vendor contracts within 10 days of acceptance of this offer.  (Purchaser initial, if applicable)

**13. SANITARY AND IMPROVEMENT DISTRICT (SID):** Purchaser understands that this property is located within SID # \_\_\_\_\_.

**14. HOMEOWNER'S ASSOCIATION/COVENANTS:** Purchaser acknowledges that the Property may be subject to protective covenants that govern Purchaser's use of the Property, which may be enforced by the homeowner's association or its members. Purchaser may obtain a copy of the covenants from the designated Title and Escrow Company. Seller shall pay all homeowner's and/or neighborhood association assessments levied and due as of closing. Homeowner's or neighborhood association dues shall be prorated to the date of closing. Purchaser shall be responsible for all future homeowner's/neighborhood association dues, if any.

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15. **TITLE INSURANCE:** Seller shall, through Seller's Agent or Closing Agent, furnish a current title insurance commitment or complete abstract of title to Purchaser as soon as practical. If title defects are found, Seller must cure them within a reasonable time. If title defects are not cured within a reasonable time period, the Purchaser may rescind this Agreement and the deposit shall be refunded. The Real Estate Settlement Procedures Act ("RESPA") 14 U.S.C. 2601 et.seq. and its accompanying regulations make it clear that if the Purchaser pays any part of the title insurance policy, the Seller cannot make the sale conditioned on the use of a particular title insurance company. According to the Purchaser's rights under RESPA, Purchaser hereby directs title insurance work to  **Aksarben Title & Escrow** or  Blair Title. Purchaser hereby selects Basic Title Insurance Coverage\*. The cost of any title insurance policies and endorsements shall be equally divided between Purchaser and Seller. Any questions involving title insurance coverage should be directed to your Title Insurance Agent.

\*Expanded Title Insurance is not used for vacant land or new construction. Purchaser can however, at their choosing, purchase an owner's policy from the title insurance provider.

16. **ESCROW CLOSING:** Purchaser and Seller acknowledge and understand that the closing of the sale will be handled by an Escrow Agent. The charge for the escrow closing shall be equally divided between Purchaser and Seller. Purchaser selects  **Aksarben Title & Escrow** as Escrow Agent, or  Blair Title as Escrow Agent.


17. **CLOSING AND POSSESSION:** Closing to be on or before 06/26/2026. Possession date to be  Closing or  at  AM  PM.

18.  **UTILITIES TRANSFER:** (Check if applicable) Purchaser agrees as of date of  closing  possession to have any utilities on the property transferred to Purchaser name.  (Purchaser initial)

19. **CONDITION OF PROPERTY:** Seller represents to the best of their knowledge, information and belief that there is no material or latent defects on neither the Property nor any conditions present or existing which may give rise to, or produce, environmental hazards or liabilities. Seller represents that there are no enforcement actions pending or threatened with respect to the Property or any conditions present on it, except what has been disclosed by the Listing Broker or the Sellers Limited Agent for the Broker. Seller agrees to maintain landscaping, mowing, septic and/or well in operable condition until delivery of possession. **Seller will allow Purchaser walk through or preview the Property within 48 hours of closing to confirm compliance with this Purchase Agreement.**


20.  **WOOD INFESTATION:** (Check if applicable) If Purchaser desires or if required by Purchaser's Lender, Purchaser agrees to pay the cost of a wood destroying insect inspection of any structures or buildings on Property. This inspection shall be performed by  Integrity Termite & Pest Control,  Bug-Z Termite & Pest Control,  Red Termite, or . Seller agrees to pay for any treatment or repair work found necessary for issuance of a wood destroying insect warranty. Purchaser agrees to accept the treated property upon completion of repairs. Provided, however, if treatment and repairs exceed  2%, or  of purchase price, this Purchase Agreement may be cancelled by Seller and/or Purchaser, by written notice delivered to the other party within 5 days of receipt of a wood destroying insect inspection report.



Purchaser chooses to waive wood destroying insect inspection, if not required.  (Purchaser initial)

21. **SELLER PROPERTY CONDITION STATEMENT:** Purchaser acknowledges that the Property is land only, and due to that fact, the Seller is exempt from Nebraska Revised Statute §76-2,120 requiring sellers of real property to provide a Seller's Property Disclosure Statement.  (Purchaser initial)

22.1  **PROPERTY FEASIBILITY STUDY:** (Check if applicable) Purchase Agreement is contingent upon land feasibility study by Purchaser. Feasibility study is intended to allow Purchaser a time period of due diligence to have inspections, tests or studies completed on the Property to assess the properties suitability for the Purchaser intended use. Seller to allow all of Purchaser's business professionals and contractors reasonable access to the Property for any and all inspections, test, or compilation of study information. Check  all that are applicable.

- |  |   |
|--|---|
| <input type="checkbox"/> - Water Quality Tests                               | <input checked="" type="checkbox"/> - Electrical Contractor |
| <input type="checkbox"/> - Well Inspection or Well Installation Contractor   | <input checked="" type="checkbox"/> - Utility Companies     |
| <input type="checkbox"/> - Septic System Inspection/Installation Contractor  | <input type="checkbox"/> - Lenders and/or Appraisers        |
| <input checked="" type="checkbox"/> - Surveyor and/or Civil Engineer         | <input checked="" type="checkbox"/> - Insurance Companies   |
| <input checked="" type="checkbox"/> - Building Contractor and Subcontractors | <input type="checkbox"/> - Other #1 _____                   |
| <input type="checkbox"/> - Architect and Subcontractors                      | <input type="checkbox"/> - Other #2 _____                   |
| <input type="checkbox"/> - Arborists and Subcontractors                      |   |

 \_\_\_\_\_

   
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**22.2 TIMELINES FOR FEASIBILITY STUDY:** All costs of inspections, test, or compilations of study information shall be at the costs of the Purchaser. Copies of all reports and studies on the Property shall be the property of the Purchaser and shall survive release of Purchase Agreement or removal of the contingency. If holes are dug on the Property for the purpose of inspections, test, or studies, it shall be the Purchaser's professionals or contractor's responsibility to refill the holes and return the Property to as near as possible of the condition that the Property was found in, prior to the inspection, tests or studies. Purchaser shall not be responsible for replacing sod or reseeding areas where holes were dug.

Feasibility studies shall begin following final acceptance of this Agreement by all parties and receipt of accepted Agreement by the Purchaser's Agent, and shall run for a time period of  14-days, or  25 business days thereafter. If the Seller has in their possession any studies, tests, or survey reports on the Property, they shall make them available to the Purchaser upon acceptance of the Purchase Agreement.

Within five (5) business days of the feasibility studies completion, the Purchaser shall select either options A, B, or C below in a Land Feasibility Study Contingency Removal Addendum. Purchaser's Agent shall deliver said addendum to the Listing Broker/Broker's Agent or Seller. Receipt by the Listing Broker/Broker's Agent shall be the same as if delivery was made to the Seller.

**Option A-** Purchaser removes contingency in regards to feasibility study with written notice to the Seller.

**Option B-** Feasibility studies revealed the following defects on the Property and the Purchaser shall provide a list of requested repairs to the Seller.

**Option C-** The feasibility studies revealed that the Property is not suitable or satisfactory for the Purchaser's intended use and the Purchase Agreement shall be terminated with written notice to the Seller.

Time is of the essence and failure to deliver the contingency removal, request for repairs, remedy, or release within the specified time period will operate to remove the feasibility study contingency. If additional time is required to inspect, test or compile study information on the Property due to recommendations of a business professionals or contractors compiling information for the feasibility study, or due to weather conditions, strikes, or acts of God, time will be given by the Seller to the Purchaser and deadlines shall be extended only as to the facets of the Property that require additional time to compile study information on.

Within five (5) business days of receipt of the written request for repairs, the Seller shall notify the Purchaser's Agent in writing of what steps, if any, the Seller will take to correct any defects before closing. If the Seller is unwilling or unable to remedy any defects to the Purchaser's reasonable satisfaction, the Purchaser can elect to give written notice to accept the Property without repairs, done by the Seller or elect, in writing, to terminate the Purchase Agreement. The written notification must be received within five (5) business days of the Seller's response.

The earnest money shall be returned to the Purchaser if: the feasibility study report(s) or subsequent follow-up inspections reveals that the Property is deemed unsuitable, or unsatisfactory for the Purchaser needs: or the Purchaser has requested items noted in feasibility study report or subsequent inspections be remedied by the Seller and the Seller is unwilling, or unable to remedy said items. A dispute over the termination of the Purchase Agreement may necessitate by law the holding of earnest money even though this does not affect a party's ultimate right to the money.

Nothing in this agreement shall relieve the Seller from keeping fixtures, equipment, or items on the property in "functional and operable condition until delivery of possession" as specified in the Purchase Agreement.

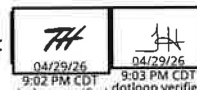
**23. STATE DOCUMENTARY TAX:** The State Documentary Tax on the deed shall be paid by the Seller.

**24. RESPONSIBILITY OF INSURANCE & RISK OF LOSS:** Seller shall insure the property for a value no less than purchase price until closing. Risk of loss or damage to Property, prior to closing, shall be the responsibility of the Seller. If, prior to closing, any part of the Property including fixtures, attachments, or elements are materially damaged; Seller shall immediately notify the Purchaser in writing of the damage. Purchaser, at Purchaser's choice, may: 1) rescind this agreement; or 2) take the Property subject to the damage with the Seller paying to the Purchaser the insurance proceeds and deductible for the loss or restoration of the fixtures, attachments and elements, or at a price discounted by the cost of restoration of the premises.

**25. SELLING BROKER COMPENSATION:** Purchaser shall pay \$450.00 at closing to Nebraska Realty for Broker's costs associated with this transaction unless the Purchaser is obtaining a VA loan. Purchaser and Seller acknowledge that Selling Broker may be compensated by more than one party.

**26. RELEASE OF INFORMATION:** Purchaser and Seller authorize the release of sale information on the purchase of this Property including price, financing, and property information to their local Multiple Listing Service (MLS) or any other applicable listing service.





27. **ELECTRONIC TRANSACTION AUTHORIZATION:** Purchaser and Seller agree that all documents relating to the sale of this Property, including this offer, counteroffers, and acceptances 1) may be transmitted by electronic means including email and fax, and shall be treated in all respects as originals, 2) electronic signatures shall be treated as original signatures and shall satisfy all legal requirements and be binding.

28. **PURCHASER'S PERSONAL INSPECTION:** This offer is based upon Purchaser's personal inspection or investigation of the Property and not upon any representation or warranties of condition by Seller or any Limited Agents involved in this transaction. **If locations of Property lines, lot size, and/or condition of improvements are important to Purchaser's decision to purchase, Purchaser acknowledges the Limited Agents have advised Purchaser to make independent investigations.**

29. **MEDIATION AND ARBITRATION:**

Section 29 is hereby waived by all parties if this Section Initialed Purchasers initial(s)

A. **Disputes:** The term "Dispute" shall include, without limitation, any controversy, complaint, dispute, claim or disagreement relating to or arising out of the construction, interpretation, enforcement, or breach of the terms of this Purchase Agreement.

B. **Mediation:** In the event of any dispute, any party to the dispute may seek non-binding mediation in an attempt to resolve the dispute by giving fifteen (15) days written notice of a request for such mediation to all other parties to the dispute. The request for mediation must be made within three hundred sixty (360) days after the party making the request knew, or exercising reasonable diligence and care, should have known, of the dispute. In no case shall such request be made after the statute of limitations on a civil suit based on the dispute would have run. Such mediation shall be administered by the American Arbitration Association and shall be conducted according to the American Arbitration Association's Commercial Rules – Real Estate Industry Arbitration Rules (including a Mediation Alternative) or such other mediation service versed in real estate practices of the locality.

C. **Arbitration:** Any dispute that is not resolved by informal settlement or mediation shall be resolved exclusively by binding arbitration. Such arbitration shall be administered by the American Arbitration Association and shall be conducted according to the American Arbitration Association's Commercial Rules – Real Estate Industry Arbitration Rules (Including a Mediation Alternative). The arbiter(s) shall apply Nebraska substantive and procedural law to the arbitration proceeding. Arbitration shall be commenced by written demand made by any one or more of the parties to the Dispute given to all other parties to the Dispute. The demand for arbitration must be in writing and must be given by personal delivery or certified mail, return receipt requested, within three hundred sixty (360) days after the party making the demand knew, or exercising reasonable diligence and care, should have known, of the dispute. Notwithstanding the previous sentence, in the case that the parties unsuccessfully attempt mediation to resolve a dispute, the demand for arbitration shall be made within sixty (60) days of the final mediation session. However, in no case shall such demand be made after the statute of limitations on a civil suit based on the dispute would have run. The prevailing party shall be entitled to costs and fees of the arbitration and, in the discretion of the arbitrator who shall take into account the relative merits of the opponent's case, the arbiter may award attorney's fees to the prevailing party.

D. **Provisional Remedies.** The filing of a judicial action to enable the reporting of a notice of pending action, for order of attachment, receivership, injunction, or other like provisional remedies, shall not constitute a waiver of mediation or arbitration under this provision, nor shall it constitute a breach of the duty to arbitrate.

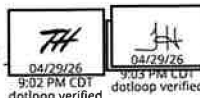
E. **Exclusions.** The terms of the Paragraph shall not apply to: 1) Foreclosure of other action or proceeding to enforce a deed of trust, mortgage or land contract; 2) The filing or enforcement of a construction or similar lien, or 3) an action filed and held in "Small Claims Court" as defined by Neb. Res. Stat 25-2801 to 2804, provided however, that any attempt to transfer such a proceeding to county or district court shall make section 29 applicable to such action.

F. **Waiver.** BY SIGNING THIS PURCHASE AGREEMENT, THE PARTIES AGREE THAT EVERY DISPUTE DESCRIBED ABOVE THAT IS NOT RESOLVED BY INFORMAL SETTLEMENT OR MEDIATION WILL BE DECIDED EXCLUSIVELY BY ARBITRATION AND THAT ANY ARBITRATION DECISION WILL BE FINAL AND BINDING. THE PARTIES AGREE THAT THEY WILL RECEIVE ALL THE RIGHTS AND BENEFITS OF ARBITRATION BUT ARE GIVING UP RIGHTS THEY MIGHT HAVE TO LITIGATE THOSE CLAIMS AND DISPUTES IN A COURT OR JURY TRIAL, OR TO PARTICIPATE AS A REPRESENTATIVE OR MEMBER OF ANY CLASS OF CLAIMANTS IN CONNECTION WITH ANY SUCH DISPUTES. NO PARTY TO THIS AGREEMENT, WHETHER REALTOR® OR SELLER, SHALL BE ENTITLED TO JOIN OR CONSOLIDATE DISPUTES BY OR AGAINST OTHERS IN ANY ARBITRATION, OR TO INCLUDE IN ANY ARBITRATION ANY DISPUTE AS A REPRESENTATIVE OR MEMBER OF A CLASS, OR TO ACT IN ANY ARBITRATION IN

30. **ENTIRE AGREEMENT:** This document contains the entire Agreement of the parties and supersedes all prior agreements or representations oral or written with respect to the property which are not expressly set forth herein or incorporated herein by reference. **This Agreement may be modified only in writing, signed and dated by both parties.** All express representations and warranties shall survive closing. Both parties acknowledge that they have not relied on any statements of the Real Estate Agent or Broker which are not herein expressed. Whenever required by context, singular shall include the plural, the plural the singular, and one gender shall include all genders. Time is of the essence in this Agreement.

31. **AUTHORITY TO SIGN:** The undersigned Seller and Purchaser each represent and warrant that they are duly empowered and/or authorized, whether individually, on behalf of any entity or as a fiduciary, to enter into this Purchase Agreement and create a valid and binding contract. And that, as Seller, all parties required to transfer title to the Property are parties to this contract.





32. List of Attachments, Addenda & Disclosures:

- Affiliated Business Arrangement Disclosure
- Authorization to Release Closing Disclosure & Settlement Statement
- Limited Dual Agency Agreement
- S.I.D. Statement
- Wire Fraud Notice
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

33. OFFER EXPIRATION: This offer to purchase is subject to acceptance by Seller on or before 04/29/2026 at 10:00 o'clock P M. Omaha, NE time. Purchaser acknowledges receipt of a signed copy of this offer to purchase.

The undersigned parties executed this AGREEMENT.

**THIS CONTRACT CONTAINS AN ARBITRATION PROVISION UNLESS WAIVED IN SECTION 29 WHICH MAY BE ENFORCED BY THE PARTIES. The arbitration provision is contained in Section 29.**

Purchaser: Jenny Eriksen  
dotloop verified 04/29/26 8:15 PM CDT EBST-FSPD-QBBJ-DGSP

Jenny Eriksen  
 Purchaser's Name (Printed)

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Purchaser: \_\_\_\_\_

\_\_\_\_\_  
 Purchaser's Name (Printed)

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

**Names for Deed:** \_\_\_\_\_

**BUYER AGENT INFO**  
**Nebraska Realty**  
 REALTOR® (Company Name), Broker

Omaha, NE  
 OFFICE ADDRESS

7900  
 OFFICE MLS ID #

402-510-2008  
 OFFICE PHONE #

Samantha Wehrli  
 AGENT NAME (Printed)

swehrli@nebraskarealty.com  
 AGENT E-MAIL ADDRESS

971437 20210645  
 AGENT MLS ID # / AGENT NREC LICENSE #

4025102008  
 AGENT PHONE #

**RECEIPT**

Deposit is:  delivered with Agreement  to be delivered later (If deposit to be delivered later, see Section 11C).  
 Deposit payable to  Escrow Agent  Broker  Seller  
 RECEIVED FROM: \_\_\_\_\_

the sum of \_\_\_\_\_  
 (\$ \_\_\_\_\_ ) DOLLARS (by \_\_\_\_\_ ) to apply to the purchase price of the Property on terms and conditions as stated. This receipt is not an acceptance of the above offer to purchase.

RECEIVED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_

Purchaser Initial:  \_\_\_\_\_  
dotloop verified 04/29/26 8:15 PM CDT EBST-FSPD-QBBJ-DGSP

Seller Initial:  \_\_\_\_\_  
dotloop verified 04/29/26 9:02 PM CDT dotloop verified 04/29/26 9:03 PM CDT dotloop verified

**SELLER ACCEPTANCE**

The Seller accepts the foregoing offer to purchase on 04/29/2026, at 8:45 o'clock P.M., Omaha, NE time, on the terms stated and agrees to convey title to the Property, deliver possession, and perform all the terms and conditions set forth, except as follows:

Purchase price to be \$875,000.00 (Eight Hundred Seventy-Five Thousand Dollars).  
This counter offer to expire April 30th, 2026 at 1:00 p.m.

Seller acknowledges receipt of a copy of this Agreement with all identified addenda and, if required by law, an Estimated Seller's Closing Statement. The undersigned Seller executes this agreement as of the date set forth above.

**THIS CONTRACT CONTAINS AN ARBITRATION PROVISION UNLESS WAIVED IN SECTION 29 WHICH MAY BE ENFORCED BY THE PARTIES. The arbitration provision is contained in Section 29.**

Seller: Todd Hipnar dotloop verified 04/29/26 9:02 PM CDT MZ6Q-ODDY-QNMU-56LD

Seller: Traci Hipnar dotloop verified 04/29/26 9:03 PM CDT IKX4-MVPJ-HOIT-IAP4

Todd Hipnar

Traci Hipnar

Seller Name (Printed)

Seller Name (Printed)

**SELLER AGENT INFO**

Nebraska Realty  
REALTOR® (Company Name), Broker

Janette Nielsen  
AGENT NAME (Printed)  
j.nielsen@nebraskarealty.com

OFFICE ADDRESS

AGENT E-MAIL ADDRESS

967864 20160216

OFFICE MLS ID #

AGENT MLS ID # / AGENT NREC LICENSE #

402-669-9675

OFFICE PHONE #

AGENT PHONE #

**PURCHASER ACCEPTANCE OF COUNTER OFFER**

The Purchaser, whether one or more, accepts the foregoing Seller's counteroffer to purchase on 04/30/2026, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., Omaha, NE time, on the terms stated and perform all the terms and conditions set forth, except as follows:

Purchaser acknowledges receipt of a copy of this Agreement with all identified addenda and, if required by law, an Estimated Purchaser's Closing Statement. The undersigned Purchaser executes this agreement as of the date set forth above.

**THIS CONTRACT CONTAINS AN ARBITRATION PROVISION UNLESS WAIVED IN SECTION 29 WHICH MAY BE ENFORCED BY THE PARTIES. The arbitration provision is contained in Section 29.**

Purchaser: Jenny Eriksen dotloop verified 04/30/26 11:55 AM CDT GFY7-YMVE-WPVQ-SEEN

Purchaser: \_\_\_\_\_

**SELLER ACCEPTANCE OR COUNTER OFFER**

The undersigned Seller (check one):

accepts the terms above.

makes a counter-offer with an attached addendum.

**THIS CONTRACT CONTAINS AN ARBITRATION PROVISION UNLESS WAIVED IN SECTION 29 WHICH MAY BE ENFORCED BY THE PARTIES. The arbitration provision is contained in Section 29.**

Seller: \_\_\_\_\_

Seller: \_\_\_\_\_

**PURCHASER'S RECEIPT OF ACCEPTED CONTRACT**

Purchaser acknowledges a fully executed copy of this Purchase Agreement, all associated addenda and disclosures on \_\_\_\_\_.

Date

Purchaser:

Purchaser:

Purchaser Initial:



Seller Initial

