

EXCLUSIVE RIGHT TO SELL PROPERTY/LISTING AGREEMENT

Agreement between Ryan Roetman
("Seller") and Pipestone Realty, LLC - Charles A. Sutton
("Broker") for the sale of real property ("Property") located at Grange Twp., Pipestone County, MN and legally described as follows:

Abbrev. Legal Desc.: Parcels 4&5 - 66.93 Ac. in the SE 1/4 & 59.40 Ac. in the E. 1/2 of the SW 1/4 in Sec. 18, T. 107N., R. 45W., Grange Twp., Pipestone County, MN - Containing +/- 126.33 Acres

1. **Term of this Agreement.** Broker shall have the exclusive right to sell or negotiate an agreement to sell the Property beginning on January 12, 2024 and continuing through ~~April 1, 2023~~ April 15, 2024. This Agreement may be cancelled or extended only by written mutual agreement of the parties.
2. **Sale Price.** The minimum price for the sale of the Property is \$1,515,960.00. Seller may agree in writing to accept another price, or additional terms for a sale or exchange of the Property.
3. **Seller's Representations.** Seller represents and certifies as follows:
 - a. Seller is/are the (check one)
 sole owner. joint tenants.
 tenants in common. attorney-in-fact of the owner of the Property.
 guardian or conservator of the owner of the Property.
A copy of the power of attorney or letters of guardianship or conservatorship, if any, granting authority to sell the Property is attached hereto and incorporated herein by reference.
 - b. Seller has the full legal right to sell, transfer, or exchange the Property;
 - c. As of the date of this Agreement, Seller has not received any notice of building, health, safety, fire, or energy code violations, or notice of hazardous waste or materials on the Property, except as set out in Appendix A to this Agreement;
 - d. The Property is is not occupied by a party other than the Seller.