

BERGREN REAL ESTATE & AUCTION, LLC

AGENCY AGREEMENT

The undersigned SHARON K BRADLEY, JULIE ANN BRADLEY, SANDRA WEBER hereinafter referred to as Owner, hereby lists with and appoints **Bergren Real Estate & Auction, LLC** at Griswold, Iowa hereinafter referred to as Agent, Agent shall list the following described property located in Montgomery County, Iowa to wit:

806 E PROSPECT ST
RED OAK IA 51566

Complete legal according to abstract containing approximately .37 acres, more or less.

Said Agent is authorized to sell said property for the total consideration of THREE HUNDRED TWENTY FIVE THOUSAND Dollars
(\$ 325,000 .00) to be paid as follows: CASH UPON CLOSING

or at any other price, terms or exchange to which Owner may consent.

Sign in Yard Okay

Lockbox Okay

Owner shall pay all real estate taxes that are attributable to the property on the date possession is surrendered.

Owner agrees to convey above described property by Warranty Deed, released of dower free and clear of all encumbrances except as above stated, and to furnish complete abstract showing good and merchantable title to same.

If said Agent finds a Purchaser on the above terms and conditions, or if sale is made before or within three months after expiration of this listing to anyone due to the efforts of advertising of said Agent under this listing, Owner agrees to pay said Agent a cash commission of Five percent (5%) computed upon the total purchase price. Provided, however, that said Agent must furnish in writing before the expiration of this listing all persons he/she has negotiated with, with the respect to sale during the period of this agency. There shall be a minimum of \$2,000 commission on all sales transaction.

Seller agrees to co-broker on commission and allow other real estate agents to show and sell their property except Diane Milner with Property Connection Real Estate and Heather Pelzer under Pelzer Real Estate Group at Keller Williams Greater Omaha. Any agents beside Heather Pelzer under Pelzer Real Estate Group at Keller Williams Greater Omaha can show and sell the property, but Bergren Real Estate and Auction, LLC will not co-broker on the commission, so the Buyer will be responsible for their commission.

In case of a forfeiture, by a prospective Purchaser, of any earnest money payment, upon the within described property, said earnest money, after expense incurred to date have been deducted, shall be divided equally between the parties hereto, in proportions of one-half to the Owner and one-half to the Agent.

The Contract shall constitute an exclusive right to sell and shall continue in full force and effect until APRIL 1, 2025

Dated NOV. 11, 2024

BERGREN REAL ESTATE & AUCTION, LLC
509 Main, Griswold, Iowa

By: Jill Cooper

Sharon K. Bradley
Seller

Sandra Weber

Signed by:
Seller
Julie Ann Bradley

~~SELLER~~ SELLER

Telephone _____