

**FRM-2000 Contract for Sale of Farm**

<p style="text-align: center;"><b>Last revised 5/8/08 Old Language</b></p>	<p style="text-align: center;"><b>Revised 12/31/09 New Language</b></p>
<p>Line 3 previously read:</p> <p>The “<b>Effective Date</b>” shall be the date of final acceptance hereof, as indicated by the date adjacent to the signature of the last party to sign</p>	<p>Line 3 now reads:</p> <p>The “<b>Effective Date</b>” shall be the date adjacent to the signature of the last party to sign</p>
<p>Lines 6-7 previously read:</p> <p><i>then legal description on Seller’s deed(s) to govern, which may be confirmed by the Survey, if any, pursuant to Section 6 below).</i></p>	<p>Lines 6-7 now read:</p> <p><i>then legal description on Seller’s deed(s) to govern. Legal description(s) may be confirmed by a Survey, pursuant to Section 6 below).</i></p>
<p>Line 8 previously read:</p> <p><input type="checkbox"/> (Check Box if legal description attached)</p>	<p>Line 8 now reads:</p> <p><input type="checkbox"/> (Check box if legal description attached)</p>
<p>Line 24 previously read:</p> <p>The following items are <b>excluded</b> from the sale (e.g., list any items which are leased or otherwise not owned by Seller)</p>	<p>Lines 24-25 read:</p> <p>The following items are <b>excluded</b> from the sale (e.g., list any items leased or otherwise not owned by Seller, such as satellite dish equipment)</p>
<p>Lines 46-47 previously read:</p> <p><i>Note: If possession is to be transferred on a day other than day of Closing or if the Property is tenant occupied, then the parties should complete and attach an appropriate Rider(s).</i></p>	<p>Lines 47-49 read:</p> <p><i>Note: If possession is to be transferred on a day other than day of Closing or if the Property is tenant occupied, then the parties should complete and attach an appropriate rider(s). Brokers are not responsible for delivery of keys. It is recommended that Buyer change locks following possession.</i></p>
<p>Line 54 previously read:</p> <p><input type="checkbox"/> <b>B. Nonconventional.</b> (See attached Rider for Assumption; Seller Financing; or Government financing).</p>	<p>Line 56 reads:</p> <p><input type="checkbox"/> <b>B. Nonconventional.</b> (Attach Financing Agreements rider, MSC-2010 for Assumption; Seller Financing; or Government financing).</p>
<p>Lines 56-57 previously read: If Buyer does not deliver written Notice</p> <p>Line 60 previously read: if such lender will not give such Buyer such written notice</p>	<p>All references regarding notice were revised to clarify that all notices are to be made in the manner defined in section <b>20. NOTICES</b> (Lines 331-337).</p> <p>Lines 58-59 read: If Buyer does not deliver Notice</p> <p>Line 62 reads: if such lender will not give such Buyer such Notice</p>

<p>Line 62 previously read: despite request, Buyer was unable to obtain such written notice from lender.</p> <p>Lines 62-63 previously read: and has timely provided written Notice to Seller</p> <p>Line 92 previously read: and to state to Seller in writing any objections</p> <p>Lines 95-96 previously read: Failure to timely notify Seller of any Objections within the Review Period</p> <p>Line 200 previously read: then Seller shall immediately provide written Notice to Buyer</p> <p>Lines 211-212 previously read: Buyer shall give written Notice of Buyer's election to Seller within 10 days after Buyer has received written Notice of such damage</p> <p>Line 270 previously read: (2) terminate this Contract by written Notice to Seller</p> <p>Line 279 previously read: (2) terminate this Contract by written Notice to Buyer</p> <p>Line 294 previously read: or to deliver written Notice of termination to</p>	<p>Lines 63-64 read: despite request, Buyer was unable to obtain such Notice from lender.</p> <p>Line 64 reads: and has timely provided Notice to Seller</p> <p>Line 95 reads: and to deliver Notice to Seller of any objections</p> <p>Lines 98-99 read: Failure to timely deliver Notice to Seller of any Objections within the Review Period</p> <p>Line 206 reads: then Seller shall immediately provide Notice to Buyer</p> <p>Lines 217-218 read: Buyer shall give Notice of Buyer's election to Seller within 10 days after Buyer has received Notice of such damage</p> <p>Line 277 reads: (2) terminate this Contract by Notice to Seller</p> <p>Line 286 reads: (2) terminate this Contract by Notice to Buyer</p> <p>Line 300 reads: and to deliver Notice of termination</p>
<p>Lines 63-64 previously read: then this Contract shall terminate with Earnest Money to be returned to Buyer.</p> <p>Line 95 previously read: in which case the Earnest Money is to be returned to Buyer.</p> <p>Line 144 previously read: terminating the Contract, with the Earnest Money</p>	<p>All references regarding return of earnest money were revised to clarify that any disposition of earnest money shall be made in the manner defined in section <b>8. DISPOSITION OF EARNEST MONEY AND OTHER ESCROWED FUNDS AND DOCUMENTS.</b> (Lines 185-201).</p> <p>Lines 65-66 read: then this Contract shall terminate with Earnest Money to be returned to Buyer (subject to Section 8).</p> <p>Line 98 reads: in which case the Earnest Money is to be returned to Buyer (subject to Section 8).</p> <p>Lines 149-150 read: terminating the Contract, with the Earnest Money to</p>

<p>to be returned to Buyer.</p> <p>Line 152 previously read: Earnest Money shall be returned to Buyer;</p> <p>Line 211 previously read: in which case the Earnest Money shall be returned to Buyer.</p> <p>Line 276 previously read: Earnest Money, less any expenses incurred by or on behalf of Buyer, shall be returned to Buyer.</p> <p>Line 279 previously read: and retain the Earnest Money</p> <p>Line 294 previously read: in which case the Earnest Money shall be returned to Buyer.</p>	<p>be returned to Buyer (subject to Section 8).</p> <p>Line 158 reads: Earnest Money shall be returned to Buyer (subject to Section 8);</p> <p>Line 217 reads: in which case the Earnest Money shall be returned to Buyer (subject to Section 8).</p> <p>Lines 282-283 read: Earnest Money, less any expenses incurred by or on behalf of Buyer, shall be returned to Buyer (subject to Section 8).</p> <p>Lines 286-287 read: and (subject to Section 8) retain the Earnest Money</p> <p>Line 301 reads: in which case the Earnest Money shall (subject to Section 8) be returned to Buyer.</p>
<p>Line 75 previously read:</p> <p>directed by Buyer, by (<i>check one</i>): <input type="checkbox"/> general warranty deed <input type="checkbox"/> special warranty deed, or <input type="checkbox"/> other _____ (the “<b>Deed</b>”).</p>	<p>Lines 77-78 read:</p> <p>directed by Buyer, by (unless otherwise specifically agreed) (<i>check one</i>): <input type="checkbox"/> general warranty deed <input type="checkbox"/> special warranty deed, or <input type="checkbox"/> other _____ (the “<b>Deed</b>”) properly executed and in recordable form.</p>
<p>Line 101 previously read:</p> <p><i>Note: For purposes of this subparagraph, if Seller fails to timely respond to Buyer’s Objections,</i></p>	<p>Line 104 reads:</p> <p><i>Note: If Seller fails to timely respond to Buyer’s Objections,</i></p>
<p>Line 102 previously read:</p> <p>If the Contract is terminated under this paragraph,</p>	<p>Line 105 now reads:</p> <p>If the Contract is terminated under this Section,</p> <p>New language regarding Additional Property Data was added to Section 7 <b>INSPECTIONS</b>.</p> <p>Lines 124-126 now read:</p> <p>Buyer may also review additional property data, including but not limited to flood plain data; zoning regulations; leases and other occupancy agreements; general taxes; school district; square footage or acreage; and insurability of the Property (“<b>Additional Property Data</b>”).</p>
<p>Lines 130-131 previously read:</p> <p>The results of any inspection or test and the</p>	<p>Lines 135-136 read:</p> <p>The results of any inspection or test and the reports</p>

Reports and conclusions of Buyer and Buyer's representatives shall be kept confidential	and conclusions of Buyer and Buyer's representatives ("Reports") shall be kept confidential
Line 138 previously read:  Buyer shall furnish a complete copy of the written inspection report(s) to Seller along with a written list	Line 143 reads:  Buyer shall furnish a complete copy of the written inspection report(s) and/or Additional Property Data to Seller with a written list
Line 141 previously read:  If Seller has not received a written Inspection Notice by the end	Line 146 reads:  If Seller has not received an Inspection Notice by the end
Line 143 previously read:  (2) Buyer intends that any unacceptable conditions are to be satisfied by Seller;	Lines 148-149 read:  (2) Buyer intends that any unacceptable conditions are to be satisfied by Seller (prior to Closing, unless otherwise specified);
Lines 147-148 previously read:  (Note: For purposes of this subparagraph, if Seller fails to timely respond	Lines 153-154 read:  (Note: If Seller fails to timely respond
Line 158 previously read:  All Brokers may be present	Line 164 reads:  Buyer and all Brokers may be present
Line 169 previously read:  <i>respective licensees identified in the Brokerage Relationship Section below (collectively, the "Brokers")</i>	Line 175 reads:  <i>respective licensees (identified in the Brokerage Relationship disclosure Section below, (collectively, the "Brokers")</i>
Line 188 previously read:  received by a Missouri licensed real estate broker or salesperson,	Line 194 reads:  received by a Missouri licensed real estate broker
Lines 191-192 previously read:  <i>Note: An Escrow Holder who is not a licensed real estate broker or salesperson is not bound</i>	Lines 197-198 read:  <i>Note: An Escrow Holder who is not a licensed real estate broker is not bound</i>
Lines 206-207 previously read:  and be entitled to all insurance money (and/or condemnation payments and awards), if any, payable to Seller	Lines 212-213 read:  and be entitled to all insurance proceeds (and/or condemnation payments and awards), if any, payable to Seller relating to the Property
Lines 230-231 previously read:  (h) the value of any propane gas left in any propane tank at the Property	Lines 237-238 read:  (h) the value of any heating oil or propane gas left in any tank at the Property
Line 344 previously read:  the Broker(s) identified in Brokerage Relationship Section	Lines 351-352 read:  the Broker(s) identified in the Brokerage Relationship Section