



AGRICULTURAL PURCHASE CONTRACT

PROPERTY SCHEDULE

This Schedule is attached to and forms part of the Agricultural Purchase Contract # _____

Seller _____

Buyer: _____

Seller _____

Buyer: _____

1. REPRESENTATIONS AND WARRANTIES

1.1 The seller represents and warrants to the buyer the following are provided to the Property:

- a) Electricity residence property line not serviced
- b) Telephone land line residence property line not serviced
- c) Cable Service residence property line not serviced
- d) Natural Gas residence property line not serviced
- e) Municipal Road access yes no
- f) Driveway access yes no private shared via registered easement
- g) Other

1.2 The seller represents and warrants to the buyer the following information about the Property:

- a) Registered water rights yes no Priority#: _____
- b) Water rights included yes no
- c) Surface rights contracts yes no
- d) Registered easements yes no
 gas line power line pipe line well Other _____
- e) Non-residential lease agreements yes no
- f) Heat source natural gas propane/LPG electric
 none other _____

- g) Septic system tank & field holding tank (size: _____ gallons)
- none other _____
- h) Water supply drilled well cistern (size: _____ gallons)
- municipal community co-op other _____
- i) Other _____
- _____
- _____

1.3 Lease Agreement: Possession will be given subject to the terms of the lease agreement. If the buyer is to assume a tenancy, then the seller warrants to the following to the Buyer:

- a) Name of tenant(s): _____
- b) Written lease agreement exists yes no If yes, a copy will be provided to buyer
- c) Move-in inspection report exists yes no If yes, a copy will be provided to buyer
- d) Commencement date of lease: _____
- e) Expiry or end date of lease _____
- f) Renewal Rights _____
- g) Rent Payable _____
- h) Security Deposit \$ _____
- i) Date Received _____
- j) IS the lease agreement in default yes no If yes, give details
- _____
- _____
- k) Other Details _____
- _____
- _____

1.4 The seller represents and warrants to the buyer that there are no unpaid fees to provide services and utilities to the Property that the buyer must assume, except as follows:

2. OTHER TERMS

- 2.1 The buyer acknowledges that telecommunication facilities may be available to the Property. As the providers and technologies can change, the buyer is responsible to verify availability of these services.
- 2.2 The seller is providing, without warranting accuracy, the well and water reports as indicated:
 - a) bacterial analysis report, dated _____, _____

b) chemical analysis report, dated: _____, _____

c) flow test report, dated: _____, _____

d) driller's report, dated: _____, _____

e) other: _____, _____

2.3 The following contracts are to be assumed by the buyer:

Date _____, 20____.

Seller's Signature

Buyer's Signature