



OFFER TO SELL REAL ESTATE AND CONTRACT OF SALE

215 University Hall
Columbia, Missouri 65211

(Post Office Address)

January 15, 19 88

(Date)

To The Conservation Commission of the State of Missouri
Jefferson City, Missouri

~~I, WXY, President, Board of Curators of the University of Missouri,~~
~~THE CURATORS OF THE UNIVERSITY OF MISSOURI,~~

a public corporation of the State of Missouri

being the fee simple owner/s, hereby offer for sale to the Conservation Commission of the State of Missouri, the following described land in the ~~County of~~ Butler and Wayne counties, State of Missouri, to wit:

SEE LEGAL DESCRIPTION ATTACHED

This Contract of Sale is subject to the approval by concurrent resolution of the Eighty-fourth General Assembly, signed by the Governor, as provided by Section 172.020 RSMo.

containing 7150 acres, more or less, for the consideration of \$ 251.75 per acre, including all buildings and improvements, for a total purchase price of \$ 1,800,000.00. Payment of purchase price is to be made by the Conservation Commission on the day of closing by delivering a check drawn by the State Treasurer of Missouri payable to owner for the amount of the purchase price. The foregoing total is to constitute the contract price unless the total acreage hereinabove shown shall be determined by survey to be in error, in which case the survey shall determine the acreage; and unless otherwise provided herein, surveys, if any, shall be at the expense of and authorized by The Conservation Commission. Wherefore, in consideration of the sum of one dollar to me/us in hand paid, the receipt of which is hereby acknowledged, together with the mutual promises contained herein, I/we hereby agree to convey merchantable title to the above described premises, free and clear of all liens and encumbrances, to The Conservation Commission of the State of Missouri by general warranty deed.

And for the consideration aforesaid I/we further agree that this offer shall not be revoked for 6 months from the date hereof, and may be accepted by execution of the acceptance endorsement herein by the Director or other authorized officer of said Conservation Commission prior to the expiration hereof and mailing or delivery to me/us a copy thereof bearing said executed acceptance endorsement.

This land is legally described as follows:

Butler County Property:

Township 26 north , Range 6 east, Section 10, east 1/2 (320 acres); Section 11, north 1/2 (320 acres); Section 12, southeast 1/4 of northeast 1/4 (40 acres); southeast 1/4 (160 acres); south 1/2 of southwest 1/4 (80 acres); northeast 1/4 of southwest 1/4 (40 acres); Section 13, south 1/2 (320 acres); Section 14, south 1/2 (320 acres); Section 15, all (640 acres); Section 22, northeast 1/4 (160 acres); Section 23, north 1/2 (320 acres); southeast 1/4 of southwest 1/4 (40 acres); southeast 1/4 (160 acres); Section 24, all (640 acres);

Township 26 north, Range 7 east, Section 7, south 1/2 of the northeast 1/4 of the northeast 1/4 and south 1/2 of the northeast 1/2 of the northeast 1/4 of the northeast 1/4 (30 acres); south 1/2 of the northwest 1/4 of the northeast 1/4 and south 1/2 of the north 1/2 of the northwest 1/4 of the northeast 1/4 and west 1/2 of the north 1/2 of the north 1/2 of the northwest 1/4 of the northeast 1/4 (35 acres); southwest 1/4 of the northeast 1/4 (40 acres); Lot 1 of the northwest 1/4 (80 acres); south 1/2 of Lot 2 of the northwest 1/4 (40 acres); south 1/2 of Lot 3 of the northwest 1/4 (26.10 acres); north 1/2 of the southeast 1/4 (80 acres); north 1/2 of the southeast 1/4 of the southeast 1/4 (20 acres); north 1/2 of the southwest 1/4 of the southeast 1/4 (20 acres); southwest 1/4 of the southwest 1/4 of the southeast 1/4 (10 acres); Section 9, south 1/2 of the southwest 1/4 (80 acres); Section 16, northeast 1/4 of the northwest 1/4 (40 acres); Section 17, south 1/2 of the north 1/2 of the northwest 1/4 (40 acres); south 1/2 of the northwest 1/4 (80 acres); Section 18, south 1/2 of the north 1/2 of the northeast 1/4 (40 acres); south 1/2 of the northeast 1/4 (80 acres); south 1/2 of the southeast 1/4 (80 acres); northeast 1/4 of the southeast 1/4 (40 acres); Section 19, northwest 1/4 (less right of way) (206.74 acres);

Wayne County Property:

Township 26 north, Range 6 east, Section 1, northwest 1/4 of southwest 1/4 (40 acres); west 1/2 of Lot 2, northeast 1/4 (42.29 acres); Lot 1, northeast 1/4 (80 acres); Section 2, south 1/2 (320 acres); Section 3, south 1/2 (320 acres);

Township 27 north, Range 6 east, Section 25, northwest 1/4 of northeast 1/4 (40 acres); east 1/2 of northwest 1/4 (80 acres); northwest 1/4 of southwest 1/4 (40 acres); Section 26, south 1/2 of northeast 1/4 (80 acres); southeast 1/4 (160 acres); south 1/2 of southwest 1/4 (80 acres); Section 34, east 1/2 (320 acres); Section 35, northeast 1/4 (160 acres); northwest 1/4 (160 acres); southeast 1/4 (160 acres); Section 36, northeast 1/4 (160 acres); west 1/2 of northwest 1/4 (80 acres); southwest 1/4 (160 acres); southwest 1/4 of southeast 1/4 (40 acres).

OWNERS ENDORSEMENT

Witness the hand_____and seal_____of the owner_____.

THE CURATORS OF THE UNIVERSITY OF MISSOURI
By James T. McGill (L.S.) _____ (L.S.)
~~xxPresident, Board of Curators~~
James T. McGill
~~Vice President for~~ (L.S.) _____ (L.S.)
Administrative Affairs
_____(L.S.) _____ (L.S.)
_____(L.S.) _____ (L.S.)

Attest:
Catherine L. Hunt
Secretary, Board of Curators

ACCEPTANCE ENDORSEMENT

This is to give notice that the Conservation Commission hereby accepts the terms of this contract of sale, and will immediately proceed to obtain any necessary surveys, examine title and obtain approval of same by the attorney for the Commission, and if all conditions of this agreement are met, make payment in accordance with the terms set out herein.

THE CONSERVATION COMMISSION OF
THE STATE OF MISSOURI

This agreement negotiated for
the Conservation Commission by:

By: Jerry J. Presley
JERRY J. PRESLEY
Title Director
Date 1/25/88

APPROVED
BY GENERAL
COUNSEL
1/25/88