701 Market Street
St. Louis, MO 63101
Phone: (618) 295-1588
www.peabodyrecreationallands.com

County,

0.00 approx. acres
List Price $0 ($0/acre)

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Offer to Purchase Real Property
County, :

Buyer's Information (as it will appear on the Sale Agreement and Special Warranty Deed):	Buyer:			
	Address:	City:	State:	Postal Code:

Buyer's Contact Information:	Name (if different from Sale Agreement):	Phone:	Alternate Phone:
	Fax:		Email:

Real Property Information (as it will appear on the Sale Agreement):	Number of acres: 0.00 approx. acres	Tract #:	County:
	Sales Price listed by Peabody Recreational Lands: $0	Purchase Price offered by Buyer:	Earnest Deposit Offered by Buyer (Sale agreement will require an earnest deposit of 10% of the Purchase Price):

Buyer hereby submits this Offer to Purchase Real Property for the above described real property located in County, (the "Property"). Buyer acknowledges that Peabody Recreational Lands, LLC ("Peabody Recreational Lands"), on behalf of or its assigns ("Seller"), will evaluate each offer received and that Seller, in its sole discretion, may accept or reject any offers including offers for an amount equal to or in excess of the listed sales price. Buyer hereby represents and warrants that the individual executing this Offer to Purchase Real Property has the full and lawful authority to execute a Sale Agreement and to close the purchase of the Property in accordance with the terms and conditions of the Sale Agreement.

Buyer Signature	Date	Name (printed)	Title (if Buyer is an entity)

Peabody Recreational Lands is actively marketing properties located in owned by affiliates of Peabody Energy Corporation, as part of a national marketing campaign. Visit www.peabodyrecreationallands.com for regularly updated information.

1. Please note the following important information regarding offers to purchase:

a. Offers are to be submitted using the Offer to Purchase Real Property form, available at www.peabodyrecreationallands.com or contact Mr. Brian Yansen at 618 295 1588.
b. A completed offer to purchase must include:
i. Buyer information - As it will appear on the Sale Agreement.
ii. Buyer contact information.
iii. Purchase price offered by Buyer.
iv. Signature of Buyer.

2. Please note the following important dates and information required to be included in the Sale Agreement:

a. Earnest Deposit - An earnest deposit of 10% of the purchase price shall be deposited with Seller within 24 hours after Sale Agreement is executed.
b. Inspection Period - Buyer shall have 10 days after the Contract Date within which to enter upon the Property, accompanied by Seller, for the purpose of performing tests, investigations, and inspections as Buyer deems necessary.
c. Due Diligence Period - Buyer shall have 21 days after the Contract Date within which to make zoning inquiries and obtain and review, at its sole cost, a land survey, title report, and any other reports with respect to the Property deemed necessary by Buyer.
d. Closing Date - The Closing shall occur no later than 10 days after the expiration of the Due Diligence Period, unless otherwise mutually agreed by the parties in writing.
e. AS IS – Buyer hereby acknowledges and agrees that the property shall be accepted by Buyer in "AS IS", "WHERE IS" condition, "With All Faults," and Buyer takes the property in its existing condition, subject to prior conveyances and that the conveyance will not include those beyond surface rights.

This Offer to Purchase Real Property represents the intentions of the parties to proceed with a Sale Agreement, but the parties are under no legal obligation to each other whatsoever unless and until a definitive Sale Agreement is mutually executed and delivered.

Please fax the signed Offer to Purchase Real Property form to: Peabody Recreational Lands, Attention: Mr. Brian Yansen at 314-342-7697, or mail to: 701 Market Street, St. Louis, MO 63101.