

EXCLUSIVE LISTING AGREEMENT

In consideration of Rooster Ag' Realty "**Broker**" agreement to designate _____, sales associate, affiliated with broker to act as sellers designated agent for purpose of marketing the below mentioned property on behalf of _____ or agents thereof, the parties agree that Broker shall have the **exclusive right** to market and sell the below mentioned property directly through our real estate company.

We are to offer the property for sale at a price of \$ _____ per acre.

Marketing period _____ to _____

If during the marketing period **buyer** and **seller** enter into a contract for the sale of the below mentioned property at any price and upon any terms of **sellers** consent, **seller** shall be obligated to pay a full brokers commission to Rooster Ag' Realty of _____% of the total purchase price due and payable in full at closing!

Seller agrees that such a commission shall be paid if the property is sold or exchanged by seller within a protection period of 180 days following the term of this contract or any extensions thereof to anyone to whom the property was presented during the term of this contract. However, this provision shall not apply if Seller has entered into a valid, written listing agreement with another licensed real estate broker during the protection period, except wherein broker has registered in writing with the Seller, parties that have viewed the property during the listing period.

IF THE TRANSACTION FAILS TO CLOSE/CONSUMATE DUE TO FAULT OF THE BUYER, THE EARNEST MONEY SHALL BE DISTRIBUTED TO THE SELLER!

Property Description _____

Jennifer Laverty
Broker

Agreed to: _____

Designated Agent

Date: _____

THE PARTIES UNDERSTAND AND AGREE THAT IT IS ILLEGAL FOR EITHER THE OWNER OR THE BROKER TO REFUSE TO DISPLAY OR SELL TO ANY PERSON BECAUSE OF ONES MEMBERSHIP IN A PROTECTED CLASS, I.E.; RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, ANCESTRY, AGE, MARITAL STATUS, PHYSICAL OR MENTAL HANDICAP, FAMILIAL STATUS, OR ANY OTHER CLASS PROTECTED BY ARTICLE 3 OF THE ILLINOIS HUMAN RIGHTS ACT