

Leissner Ranch JV  
Instructions for Submitting Offers on Land

- 1) **Contract** to Use: *Farm Ranch Contract*
- 2) **Seller** is: *Fortress Ranch Investments, LTD.*
- 3) **Legal Description**: \*If not on MLS, leave it blank and we will fill it in
- 4) **Sales Price**: Paragraph 3D, Check Box (Will not)
- 5) **Earnest Money**: 1% of offer price
- 6) **Title Company**: *Gracy Title in Buda, TX*
- 7) **Paragraph 6.A.** (6) Will not be amended or deleted from the title policy
- 8) **Paragraph 6.C.** Check Box (1) = 15 days (will not recertify)
- 9) **Paragraph 6.E.** under Document column, write “*File of Record*” on first line
- 10) **Paragraph 6.F.** under Surfaces Leases write “*Subject to existing AG Lease*”
- 11) **7.B.** – Check Box 3
- 12) **7.D.** – Check Box 1
- 13) Under “***Special Provisions***” write in:
  - *Seller holds a real estate license.*
  - *Property is subject to restrictions.*
  - *Seller is not responsible for any rollback taxes.*
- 14) **Buyer’s Mailing Address** (#21): P.O. Box 1249, San Marcos, TX, 78667
- 15) Seller prefers to have **No Option Period**. However, if the buyer must, then the Option Period can be **7-10 days for \$150.**

*Thank you for submitting an offer! If you have any questions, feel free to email us at [TylerWGL@gmail.com](mailto:TylerWGL@gmail.com). We look forward to doing business with you in the future.*