



2094-R  
241

International Marketing Clearinghouse, Inc.  
EXCLUSIVE RIGHT TO SELL LISTING.

Address (Property) Box 146, Furrka Diamond Valley 1280,000.  
 Exp. Date November 1, 1983 Acreage 6.30 \$/Acre 2,000.00 County Elko  
 Size 6.30 acres x Pasture 4.6 Cull. Acres 1.7 Irr. Acres 500  
 Trustee no Patricia 300000 Address Box 146 Furrka Phone 709-337-5317  
 Terms 10% interest down pay negotiable By Farm House  
 Present Loan 300,000 38,000 both Interest 5-10 years 10% if income falls  
 Payable \_\_\_\_\_ Yr. \_\_\_\_\_ Sewer \_\_\_\_\_ Dom. Water \_\_\_\_\_  
 Taxes \$ 600.00 \_\_\_\_\_ Fences very good  
 Crops in 19 SI (Spring Green) \_\_\_\_\_ Buildings rustic home  
 Gas \_\_\_\_\_ Ele. well \_\_\_\_\_

Equipment and Stock 795 field John Deere Cubic 2 John Deere Tractors (old model), 710 New Holland Swother Massey-Ferguson 440 B loader wheel loader necessary for 200 acres of 140 acres 69 field 174 Chevy (4-wheel drive) 710 DISCS (1974-1975)  
 (use additional sheet if needed to describe above)  
 Description and primary use of property Alfalfa Hay Farm (200 acres) Home - 3600 sq ft - 1979 (3 bed) Siles (3) mobile trailers storage (old) shed with roof locked up - 1000 sq ft - 1974 (4 bed) (new selling) - depth 30 ft, includes meters pumps 16" circular well pumps, 1000-watt generator capacity.  
 (use additional sheet if needed to describe above)  
 Legal Description of Property Township 31 North, Range 93 East, MDDVM, Section 99, 5 1/2 3/4 acres Section 26, 6 1/2 3/4

Member Broker J. Clair Morrow Address 699 E. 1st Box 305 Wells NV 89835

THIS AGREEMENT is made by and between Owner as hereinafter identified and a joint venture herein referred to as "Brokers" consisting of International Marketing Clearinghouse, Inc., a Utah corporation and real estate brokerage, hereinafter "International Broker" and Ruby Mountain Realty hereinafter "Local Member Broker".

1. LISTING: For and in consideration of the services to be rendered by Brokers in listing for sale and in undertaking to sell or find a purchaser for the property hereby listed Brokers are hereby appointed as the exclusive agent with an Exclusive Right To Sell said property.
2. PROPERTY: The real property described by legal description as contained herein as well as any fixtures, improvements and personal property described herein or attached as Exhibit "A" are listed with "Brokers" for sale with said property.
3. TERMS: Brokers are authorized to disclose to Qualified purchasers that the said property is listed for sale for the sum of One Million, Five Hundred and Eighty Thousand Dollars and Brokers are authorized to accept and hold earnest money deposits given by prospective purchasers.
4. COMMISSION: If the said property is sold, traded, exchanged or optioned by Owner or any agent of Owner within the period of this listing, it is agreed and understood that Brokers shall receive from the sale or trade as commission a sum equal to SIX percent (6%) of the purchase price. If Brokers shall produce a ready, willing and able purchaser at the amount stated in paragraph #3 hereof or any other price or terms to which the Owner shall agree, then Owner shall also pay said commission in full. The commission is due upon closing. If the commission is not paid when due it shall bear interest at eighteen percent (18%) from the date of closing until paid. If for any reason said interest rate is higher than that allowed by state law, then the interest rate shall be the highest allowed by the applicable state law.
5. PERIOD OF LISTING: The listing shall commence upon Owners signature and terminate November 1, 1983 (day, month, year). Should said property be sold, leased or exchanged within twelve (12) months after such expiration to any party to whom the property was offered or shown by me, or you, or any other party during the term of this listing, I agree to pay you the commission as above stated.
6. ADVERTISING: Owners and Brokers agree that Brokers may advertise the property for sale in local newspapers, national newspapers, journals and in International Marketing Clearinghouse Inc. Listing Publication and may place a sign on the property. Owner agrees to allow Brokers to reasonably show the property to prospective purchasers.
7. OWNERS WARRANTIES: Owner warrants that he is the owner of the subject property and is able to provide title insurance and a warranty deed to a purchaser upon payment.
8. RECORDING: Owner agrees that this listing may be publicly recorded in every county wherein the real property is located.
9. BUYER DEPOSIT FORFEITURE: In the event that a prospective party makes a deposit or part payment on said property or any part thereof and thereafter forfeits same of any part thereof, you are hereby authorized to retain so much of said sum as would equal one half (1/2) of your commission if sale had been fully consummated.
10. ENFORCEMENT: Owner and Broker agree that if either party should fail to perform this Agreement that the defaulting party shall pay the costs of enforcement including a reasonable attorneys fee.
11. STATE LAW: This Agreement shall be interpreted in accordance with the law of the State wherein the real property is located. If for purposes of the law or regulations of said State it is required that any listing be only with brokers licensed in that State, then for that purpose only this listing shall be treated as that of local MEMBER BROKER who shall be the agent of INTERNATIONAL BROKER.

WITNESS my signature hereto this 29th day of January 1983

OWNER:  
[Signature]  
[Signature]

STATE OF Nevada  
 County of Elko

On this 29th day of January 1983  
 personally appeared before me J. Clair Morrow  
 the Owner of the foregoing instrument, who duly acknowledged to me that he executed the same.

Notary Public  
 Residing at Star Valley, Elko, Nevada 89801  
 BROKERS  
 Local Member Broker  
 By: J. Clair Morrow

STATE OF \_\_\_\_\_  
 County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
 personally appeared before me \_\_\_\_\_  
 the Local Member Broker signer of the foregoing instrument, who duly acknowledged to me that (he) (she) (they) executed the same.

Notary Public  
 Residing At: \_\_\_\_\_  
 International Broker  
 International Marketing Clearinghouse Inc.  
 By: R.W. Later  
 R.W. (Bud) Later



STATE OF Utah  
 County of Cache

On this 5th day of February 1982  
 personally appeared before me R.W. Later  
 the International Broker of the foregoing instrument, who duly acknowledged to me that he executed the same.

Notary Public  
 Residing at Cache Co., Utah

Commission Expires 25 Nov 1985

RECORDED AT REQUEST OF  
R.W. (Bud) Slater  
BOOK 101 PAGE 153

82 FEB 8 4 48:15

OFFICIAL RECORDS  
EUREKA COUNTY, NEVADA  
WILLIS A. DEPAOLI - RECORDER  
FILE NO. 83277  
FEE \$ 5.00

BOOK 101 PAGE 153

BOOK 101 PAGE 154