



0000031-1

Walker Land Investments LLC
11575 SW Pacific Hwy 40842
Tigard, OR 97223
(541) 209 - 0097
walker.land.investments.llc@gmail.com



Sterling Town Of
PO Box 157
Oneco, CT 06373-0157

Offer Code: 51-735

Hey Sterling Town Of,

I'm sure you've had a million offers on your 3.326 acre property in Windham County, CT from all sorts of Real Estate Investors in the past. Unlike some of these faceless corporations offering pennies on the dollar for your Land, we're a family owned and operated company that specializes in purchasing vacant land all throughout the United States. We understand there are many reasons why you might be looking to sell your Land, and we're here to help throughout the entire sales process. Even if your property has title issues, liens, or overdue taxes, we are serious cash buyers and can have the deal closed and money in your pocket in 30 days or less!

What can you expect if you decide to work with us?

- Get a clean & straight forward offer right off the bat
- Get assistance navigating liens, title issues & back taxes
- Get all your closing costs and expenses covered (by us)
- Avoid expensive Realtor fees & commissions
- Get cash in your pocket!

Based on our market research of the area, we've put together an offer price of \$18,290.58 for your 3.326 acre property in Windham County, CT. If you're interested, you can reach us the following ways . . .

1. Call us back at: (541) 209 - 0097
2. Email us at: walker.land.investments.llc@gmail.com
3. Or return our letter at: 11575 SW Pacific Hwy 40842 Tigard, OR 97223

Please be aware our property acquisition campaign in Windham County will be coming to a close on 3/13/2026. Hope to hear back soon!

- Boden Lindberg

PURCHASE AGREEMENT



0000031-2

DATE:

SELLER: Sterling Town Of

BUYER: Walker Land Investments LLC
11575 SW Pacific Hwy 40842 Tigard, OR 97223

This is a contract for the purchase and sale of the following real estate (Property) located in **Windham County, CT:**

Parcel Number: STLN M:001SC B:017 L:0187

County: Windham County

Legal Description:

The Buyer and Seller agree to the following terms:

1. **PRICE:** Buyer will pay **\$18,290.58** USD, paid by cashier's check or wire transfer.
2. **PAYMENT:** Buyer will pay the purchase price in cash. Seller will not accept any financing contingencies.
3. **TITLE AND CONVEYANCE:** Seller will transfer marketable title with full possession to the Property by Warranty Deed. Seller will clear any outstanding liens and encumbrances from title, with the exception of unpaid property taxes.
4. **CLOSING:** Buyer will pay for closing fees, title insurance, transfer taxes, recording fees and reasonable back due property taxes for the Property. Seller will pay for any liens or judgments against the Property. This transaction will be closed by a reputable notary public, title company or attorney, as determined by Buyer.
5. **CANCELLATION:** Buyer retains the right to terminate this agreement by delivering written notice of cancellation to Seller prior to the closing date.
6. **ASSIGNMENT:** Buyer has an unqualified right to assign its rights under this contract to a third party. No notice to the Seller of an assignment is necessary. Such an assignment will release the original Buyer from this contract and substitute the assignee in its place.
7. **ACCEPTANCE:** This agreement will only be valid if Seller signs this agreement and returns to Buyer via mail, fax or email by 2/12/2026. If Buyer has not received the executed agreement by that date and time, this offer will automatically expire.
8. **CLOSING DATE:** Deed and possession will be delivered to Buyer on or before 3/13/2026. If deed and possession are not delivered to the Buyer by said Closing Date, this purchase agreement will be null and void, unless an extension is agreed upon in writing and signed by all parties.

By: Boden Lindberg
Its: Walker Land Investments LLC

Owner Signature: _____ Email: _____

Print Owner Name: _____

Phone: _____