

This Agreement, Made this 27 day of Sept A. D. 1893, between
Emma Bigelow
of the County of Poweshiek and State of Iowa, party of the first part, and
Friedrich Ahrens
Hamilton and State of Ohio, of the County of Iowa, of the second part, as follows:

The party of the first part hereby agrees to sell to the party of the second part, on the performance of the agreements of the party of the second part as hereinafter mentioned, all his rights, title, and interest in and to the real estate situated in the County of Poweshiek and State of Iowa, to-wit:

The SW¹/₄ and S²/₂ NW¹/₄ of Sec 25 and SE¹/₄ NE¹/₄ of Sec 26 all in 81-16 Except 2 acres on west side of SW¹/₄ of 25.

for the sum of thirteen thousand and five hundred DOLLARS, payable as hereinafter mentioned. And the said party of the second part, in consideration of the premises, hereby agrees to and with the party of the first part to purchase all his right, title, and interest in and to the real estate above described, for the sum of thirteen thousand & five hundred DOLLARS, and to pay said sum therefor to the party of the first part, his heirs or assigns, as follows:

Five hundred Dollars on the execution of this agreement, and the balance of thirteen thousand Dollars in equal payments, to-wit: 2^d party assumes \$3000 Trust deed

	DAY.	MONTH.	YEAR.	PRINCIPAL.	INTEREST.	TOTAL.
First Payment.....	1	Mar	1894	2500		
Second Payment.....	1	"	1895	1000	Notes payable on or	
Third Payment.....	1	"	1896	1000	before. Second party	
Fourth Payment.....	1	"	1898	1000	to give title on above	
Fifth Payment.....	1	"	1899	1000	land for bal due after	
Sixth Payment.....	1	"	1900	1000	Mar 1 st 94	payment
Seventh Payment.....	1	"	1901	1000		
Eighth Payment.....	1	"	1902	1500		

with interest from Mar 1/94 at the rate of 6 per cent per annum on all such sums as shall remain unpaid, payable annually until all is paid.

And the party of the second part shall also annually pay all taxes and assessments that may accrue on said property as they become due, or before they become delinquent, and including the tax for the year 189 . And it is expressly agreed by and between the parties hereto, that the time and times of payment of said sums of money, interest, and taxes as aforesaid is the essence and important part of the contract; and that if any default is made in any of the payments or agreements above mentioned to be performed by the party of the second part, in consideration of the damage, injury, and expense thereby resulting, or that may be incurred by or to the party of the first part thereby, this agreement shall be void and of no effect, and the party of the second part shall have no claim in law nor equity against the party of the first part, nor to the above mentioned real estate, nor any part thereof; and any claim, or interest, or right the party of the second part may have had hereunder up to that time by reason hereof, or of any payments and improvements made hereunder, shall, on all such default, cease and determine, and become forfeited, without any declaration of forfeiture, re-entry, or any act of the party of the first part. And if the party of the second part, or any other person or persons, shall be in the possession of said real estate, or any part thereof, he or they will peaceably remove therefrom, or, in default thereof, he or they may be treated as tenants holding over unlawfully after the expiration of a lease, and may be ousted and removed as such. But if said sums of money, interest, and taxes are paid as aforesaid, promptly at the times aforesaid, the party of the first part will, on receiving said money and interest, execute and deliver, at his own cost and expense, a Warranty Deed of said subject to Trust deed premises, as above agreed. Papers to be delivered Mar 1/94

Witness our hands, the day and year above written.
First party is to furnish Abst showing good title in her
Emma Bigelow
Friedrich Ahrens

STATE OF IOWA, _____ County, SS.

On this _____ day of _____ 189____, before me, the undersigned,

_____, a _____

in and for said County, personally appeared _____

_____ who are personally known to me to be the identical persons described in, and whose names are affixed to, the foregoing Contract as parties thereto, and acknowledged the same to be their voluntary act and deed.

Given under my hand and official seal, the day and year above named.

CONTRACT.

BETWEEN

Emma Bigelow

AND

Friedrich Ahrens

JOSEPH F. FOLGER & CHAMBERS, DAVENP. IOWA