



SPECIAL PREFERRED EXCLUSIVE LISTING
BUSINESS PROPERTY LISTING AGREEMENT

Sollie Realty
Fosston, Minnesota 56542
(218) 435-1525

LISTING NO.

4754

EXPIRATION
DATE

06/20/2026

List Date: 06/20/2025

Phone No. 320-361-0253

Name of Business MJ Cafe LLC

Owner's Full Name Beth Munter Lot Size 25'x84' & 25'x30'-back of building

Owner's Full Address 105 Johnson Ave. N., Fosston, MN 56542 Price \$129,900.00

1. Location: No. & Street 105 Johnson Ave. N., Fosston Down Payment Cash Sale

2. Legal Description Parcel #87.00226.00 AND Parcel #87.00220.05

3. Street/Road Surface (paved, etc.) paved city street

4. Ft. Frontage _____ Corner Lot no How Far to Town Center in city center

5. Sidewalks yes Sewers city Septic Tank None Water System city

6. Water Front No Borders (lake, river, name) _____ Ft. Frontage _____

7. Special Features of Location Well established cafe in city center

8. Kind of Business cafe/restaurant

9. _____

10. _____

11. _____

12. When Business Established _____ How Long Under Present Owner purchased in 2021

13. Main Building Size: size (sq. ft.) 2,100 sq. ft. Trade Radius unlimited

14. Condition: Outside good Inside good Stories 1 How Heated N.G. furnace

15. Living Quarters (describe) None

16. Other Buildings (describe) None

17. Equipment: (describe signs, showcases, cash register, etc. included) all equipment to run business (see attached list)

18. _____

19. _____

20. _____

21. Personal Property Included: (itemize furniture, furnishings, etc.) all personal property in building - see attached list. NOT INCLUDED ALL WALL DECOR

22. _____

23. _____

24. Dishwasher is leased through Ecolab

25. Operation: Gross Receipts Last Month \$ _____ Last 12 Months \$ _____

26. Gross Expenses Last 12 Months \$ _____ Net Income Last 12 Months \$ _____

27. Financial: Existing Loans: (1st Mtge.) \$ _____ @ _____ %

28. (2nd Mtge.) \$ _____ @ _____ % Inst. Contract Bal. \$ _____ @ _____ %

29. Taxes Last Year \$4338.00 + 22.00 Unpaid Taxes \$ _____ Fire Ins. \$ _____

30. Price \$ 129,900.00 Down Payment \$ _____ Owner Financing Avail. No

31. Terms Including Interest Rate _____

32. Reason for Sale Other interests/health Possession Date Open

33. Remarks: (list trade affiliation) _____

34. Well established cafe with a good customer base.

35. _____

36. _____

**SPECIAL PREFERRED EXCLUSIVE LISTING
AGREEMENT WITH SOLLIE REALTY**

TO SOLLIE REALTY:

In consideration of your services to be rendered in listing and undertaking to sell my (our) property, I (we), the seller(s), employ you to find a buyer for my property at the listed price and terms, or at a lower price and terms acceptable to me, and accept a deposit thereon.

My property is correctly described on the reverse side. I agree to convey marketable title by warranty deed and provide an abstract.

If you find a buyer who is ready, willing and able to buy my property, I agree to pay you a commission of 5 % of the selling price or a minimum commission of \$500.00, whichever is greater. All funds delivered to Sollie Realty shall be kept in its authorized Escrow Account. Any deposit forfeited by a buyer shall be divided, after expenses, one-half to you and one-half to me, except that your share shall not exceed your commission as stated.

You have the sole and exclusive listing rights to my property during the term of this contract.

I reserve the right to sell the property to a buyer found by myself (not directly or indirectly to or through any prospect of yours) and, in such case, I will pay you one-half of the stated commission.

Unless extended by me in writing, this agreement shall end in 12 months, unless:

- 1) the property is sold.
- 2) either party gives the other 30-day notice by certified mail to cancel this agreement.

If, within six (6) months after the termination date of this agreement, I sell or transfer this property to a prospect found by you before termination, I shall pay you your commission, provided you supply me with a protective list of prospects for this property within 72 hours after the expiration of this agreement. I also agree to give you thirty (30) days written notice of any increase of the listed price or change in the listed terms. If the property is sold, I agree to notify you immediately.

I have read and received a copy of this contract. It contains the entire agreement between us and no other understanding exists, written or oral, affecting this agreement.

Signed This 20th Day of June, ~~xxx~~ 2025

Accepted for Sollie Realty:

By: Carol

Beth Murdock

Signature of Owner

Signature of Owner's Spouse