

Auction Terms:

PROCEDURE: The property will be sold as a total unit.

REGISTRATION: All bidders must register prior to bidding.

DOWN PAYMENT: 10% Cash down payment at close of auction. Cash or cashier's check or a personal or corporate check immediately negotiable is satisfactory for the down payment. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

SELLER'S DISCLOSURE: Successful bidder will be required to sign the seller's property disclosure.

BUYER'S PREMIUM: A 6% Buyer's premium will be added to the total bid of the successful bidder and will be payable by the successful bidder.

APPROVAL OF BID PRICES: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Sellers acceptance or rejection.

WARRANTY DEED: Seller shall provide a Special Warranty Deed, sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, easements of public record, and all other matters of public record.

TITLE: Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer(s), at Sellers expense, an updated title commitment prior to closing. The cost of providing an Owners Title Policy shall be paid for by Seller at closing.

CLOSING: Balance of purchase price is due in cash at closing, which shall take place 30 days after proof of merchantable title. Costs for an administered closing shall be shared equally (50/50) between Buyer(s) and Seller. All lender costs shall be paid by the Buyer(s).

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Taxes shall be pro-rated to date of closing.

ACREAGE: All acreage is approximate and has been estimated based on current legal descriptions and/or aerial photos.

SURVEY: There shall be no survey. If survey is needed Buyer is responsible for the cost of the survey.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries, and due diligence concerning the property. An inspection date has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidders safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

EASEMENTS: This sale is subject to all easements, covenants, restrictions of record, and leases. Each

Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller, Real Estate Solutions Group LLC, The Pinnacle Agency and their agents and affiliates.

AGENCY: Real Estate Solutions Group LLC, The Pinnacle Agency and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. **ANY ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.**

Your bids are to be based solely upon your inspection. All real estate is sold as is without physical warranty. Seller, Auction Company, Listing Brokerage Companies their agents, representatives and affiliates are not assuming any responsibility for warranty of any specific zoning classifications, location of utilities, assurance of building permits, driveway permits or water and septic permits. Tract acreage has been estimated based on aerial photographs. The property is being sold on an **AS IS, WHERE IS** basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller, Auction Company, Listing Brokerage Companies their agents, representatives and affiliates. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller, Auction Company, Listing Brokerage Companies their agents, representatives and affiliates. All aerial photos, boundary lines, sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller, Auction Company, Listing Brokerage Companies their agents, representatives and affiliates make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller, Auction Company, Listing Brokerage Companies their agents, representatives and affiliates be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller, Auction Company, Listing Brokerage Companies their agents, representatives and affiliates reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the auctioneer are final.

The accuracy of all information regardless of source, including but not limited to acreage, yields and soils is deemed reliable. While we do not doubt its accuracy, we have not verified it and Real Estate Solutions Group, The Pinnacle Agency or their agents, representatives and affiliates make no guarantees, warranties or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions or assumptions or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors, which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. **THIS PROPERTY IS SUBJECT TO PRIOR SALE OR WITHDRAWAL.** SELLER: BEMB Farms Inc.