

## **Auction Terms & Conditions**

**This is an online only Auction:** If you need help bidding please consult someone with bidding experience or computer knowledge to help you with this. This auction is being sold “with owners consent” at auction end. We will notify the winning bidder if bid is accepted or not.

**87 Acre Auction bidding ends 9:00 a.m. September 25, 2019.**

**Any bid placed inside 5 minutes will extend the auction bidding another 5 minutes. This will continue until there are no more bids.**

**BIDDING IS ON A PER ACRE BASIS. WE WILL TAKE THE FINAL BID X ACRES OF PARCEL X 2% BUYERS PREMIUM.**

**Procedure:** Land to be sold as one parcel

**Buyer's premium:** A 2% buyers premium will be added to the high bid to equal the final contract price.

**CONTRACT AND DOWN PAYMENT:** Contract for purchase to be signed no later than 12:00 p.m. CDT October 26, 2019. A 10% down payment of the total contract purchase price will be due immediately after being declared the winning bidder. The down payment may be paid in the form of personal check, business check or cashier's check and received within 3 business days. Earnest check to be made to Harvey Law Trust Account. The balance of the contract purchase price is due at closing. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.

**POSSESSION:** Possession will be given at closing. Farming rights on 3-1-2020.

**Acceptance of bid prices:** Successful bidders will sign an Agreement to Purchase immediately following the close of bidding. Sale of all real estate is subject to the confirmation of the Sellers.

**CLOSING:** Closing shall occur within 30 days or as soon thereafter as applicable closing documents are completed.

**TITLE:** Sellers shall furnish the buyer(s) at Seller's expense a proper deed conveying merchantable title to the real estate to the buyer(s).

**REAL ESTATE TAXES:** Taxes will be prorated to closing date.

**SELLERS:** REB Farms LLC and all representatives. All announcements made sale day take precedence over prior advertising either written or oral. The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed the owners or Gilworth Real Estate and Auction. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Real estate is being sold “As Is, Where Is”.