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TERMS AND CONDITIONS OF AUCTION - 2103

REALTY MARKETING/NORTHWEST AUCTION INFORMATION OFFICE

Oregon Office:

2310 NW Everett Street, Suite 250
Portland, Oregon 97210

Washington Office:

112 West 11th Street, Suite 250
Vancouver, Washington 98660

California Office:

1860 Howe Avenue, Suite 210
Sacramento, California 95825

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Toll-Free: 800-845-3524

FAX: 503-242-1814

Email: info@rmnw-auctions.com

BID DEADLINE – TUESDAY, SEPTEMBER 14, 2021

Bids are due by 5:00 PM, Pacific Daylight Time, at the office of Realty Marketing/Northwest for the entire 4,383± acre portfolio, for either one of the tree farms individually, or for one or more of each of the six Elk River Tree Farm Tracts (Parcels A through F.) Bids must be received by Realty Marketing/Northwest at 2310 NW Everett Street, Suite 250, Portland, Oregon 97210, or via email at info@rmnw-auctions.com. Sealed Bids must be submitted on Bid Form with executed Purchase and Sale Agreement.

Due diligence should be completed prior to bid submission. Upon seller acceptance of bid(s) and execution of purchase and sale agreement, a deposit of 5% is required of buyer(s). Escrow to close within 45 days of bid acceptance.

Earnest money deposits from successful bids will be considered earned and will become non-refundable liquidated damages in event of buyer default.

RIGHT TO REJECT ANY AND ALL BIDS

Seller will respond to all sealed bids within 15 business days, and reserves the right to select any or no offers, at its sole discretion.

NON DISCLOSURE AGREEMENT

A Non-Disclosure Agreement must be executed prior to receiving access to the data site, managed by Mason, Bruce & Giard, as consultant to Realty Marketing/Northwest.

PROPERTY INSPECTION

Both tree farms have locked gates. Upon execution of Non-Disclosure Agreement, access will be provided to prospective purchasers for inspection.

CLOSING

Closing of escrow will be handled by First American Title Insurance Company.

COOPERATING BROKERS

Broker cooperation is invited. A commission of 1% will be paid to the real estate broker whose Buyer closes on the purchase of property. The real estate broker must be a broker currently licensed by his/her state of residence, or a salesperson licensed under such broker. Cooperating broker commissions will be paid upon close of escrow. Cooperating brokers will not share in any payment of liquidated damages.

Buyers must register their real estate broker on the bid form.

No real estate broker will be recognized for a Buyer where that Buyer has previously contacted, or been contacted by, the Seller,

or Realty Marketing/Northwest, concerning the auction property purchased. No commission will be paid to any real estate broker participating as a principal in the purchase of a property. Commission will be earned and paid on full and final closing by Buyer upon conveyance of the property, and receipt of full purchase price by Seller. No exceptions to this procedure will be made, and no oral registrations will be accepted.

ADDITIONAL CONDITIONS

(A) No claim will be considered for allowance, adjustment or rescission based on failure of the property to correspond to any particular expectation or standard, other than to Preliminary Title Report.

(B) Title insurance is available for each property, ensuring title of such property to be in fee simple, subject to no encumbrances except current taxes and assessments, easements, rights of way, reservations, covenants, conditions and restrictions of record, purchase money financing and printed exceptions in the standard form Owner's Title Policy. The Preliminary Title Report for each property should be inspected prior to Sealed Bid submission.

(C) To the extent permitted by law, properties will be sold As Is. Prospective buyers should examine the property and all supporting documentation carefully. Each bidder is responsible for evaluating the property and shall not rely on Seller or sales agents. All buyers will take possession at close of escrow.

(D) Estimated acres set forth for the properties are approximations only, based on the best information available, but actual sizes may be different.

(E) Agency Disclosure. The listing agent, Realty Marketing/Northwest, represents the Seller in these transactions.

(F) Seller has the right to postpone or cancel the Auction in whole or in part, at its sole discretion, and to modify or add any terms and conditions of sale, and to announce such modifications or additional conditions prior to September 14, 2021.

(G) Offer void where prohibited. Catalog will not be sent to residents of any state for which this offering is not in compliance with the real estate laws or other laws of that state.

(H) Information contained here has been gathered from sources deemed reliable; however, Realty Marketing/Northwest makes no warranties expressed or implied as to the accuracy of the information contained here.

NEED HELP?

Realty Marketing/Northwest prides itself on the quality of its service. If at any time you need assistance, please contact John Rosenthal, President at (800) 845-3524 or john@rmnw-auctions.com.