

# AUCTION TERMS

**TERMS:** Cash With No Financing Contingencies. Any financial arrangements needed by the Buyers should be made before the Auction. \$100,000.00 Down On The Day of Sale As An Earnest Deposit. The Balance Of The Purchase Price Shall Be Paid by Cashier's Check, or Verified Wire Transfer of Funds At Closing. Closing Is Scheduled On or Before December 14, 2023.

All Online bidders need to pre-register at HiBid.com. Click Icon on Main Page for Online Bidding Information. Buyers must be approved by Helberg and Nuss Auctions & Realty, Inc., no later than November 13, 2023, 3:00 PM MT. Contact Mike Nuss at 308-631-3972 regarding online bidding. A successful Online Buyer agrees to execute an email version of the Purchase Agreement, and agrees to wire transfer earnest deposit to Helberg and Nuss Auctions & Realty Real Estate Trust Account by 5:00 P.M. MT November 15, 2023.

## **Auction Is With Reserve, And The Sellers Reserve The Right To Reject Any and All Bids.**

The property is selling subject to all easements, restrictions, reservations, and rights of way that are apparent, or are of record. Seller agrees to furnish a title insurance policy commitment insuring marketability, and Buyer shall be furnished a current title insurance commitment by Seller.

The cost of title insurance issued for this sale shall be equally divided between Buyer and Seller. The cost of any title insurance lender's endorsement, ½ the escrow closing fee, and other customary Buyer closing costs will be paid by the Buyer.

Seller agrees to convey the property to Buyer by **Warranty Deed** free and clear of all liens, encumbrances, special assessments levied or assessed, and subject to all easements, reservations, conditions, limitations, and covenants of record

1)The buyers are purchasing the property in "as is" condition with no warranty as to the condition or serviceability of the center pivot, pumps, wells, motors, switches or other equipment involved with the irrigation equipment.

2)The buyer acknowledges that prior to signing this Purchase Agreement, the buyer received and signed copies of "Brokerage Relationships in Real Estate Transactions".

3)The property is selling by legal description only, subject to existing field lines, fencelines and roads, and no survey will be completed by the Seller for the Buyer after the Auction.

4)Real estate taxes and water right charges for 2023 and prior years will be paid by the Seller. The Buyer will be responsible to pay the year 2024, and subsequent year's real estate taxes, and water right charges.

5)All parties to this Purchase Agreement have been informed that Helberg and Nuss Auctions & Realty are agents of and are representing the Seller.

6)Farm Lease: The farm has no carry over lease for 2024. Buyer will receive full possession.

7)Mineral Reservation: The Seller reserves no mineral rights. However, all oil, gas, hydrocarbon and other mineral has been reserved by a previous owner. The Buyer will receive NO mineral rights/interest in or to the property.

8)Buyer is informed of the possibility of noxious weeds or wetlands on the property.

9)Helberg and Nuss Auctions & Realty, and its agents, are Agents of, and are representing the Seller.

10)Method of Sale: The farm will sell by dollars/acre. Final total sale price will be determined by multiplying the rounded acreage from the County Assessor(162 Acres) by the accepted per acre bid price.

11)Announcements the day of sale shall supersede all previous written, oral or advertised terms and conditions. Information contained in this brochure is believed to be correct, but is not guaranteed.