



TERMS & CONDITIONS

ONLINE BIDDING: Bidding will open approximately 2 weeks prior to the live and online auction. Bid increments prior to the live and online auction will be \$100. Once the live and online auction begins, bid increments will be at the discretion of the auctioneer. Online bidding will close at the conclusion of the live and online auction.

BIDDER REGISTRATION: Bidders must register and be approved by the auction company prior to the beginning of the live auction (by November 12, 2024). Register by completing the bidder certification form (provided by the auction company) and submitting it to Clint Mickey clintmickey@hamilton.net or Cornwell Inc. PO Box 43 Aurora, NE 68818. It is your responsibility to familiarize yourself with the auction platform.

BIDDER CERTIFICATION FORM: All bidders must fill out a bidder certification form. Forms are available on www.cornwellauction.com, may be picked up at the Cornwell Inc. Office, 1108 13th Street. Forms can be mailed or emailed to you by contacting Barbara Mickey 402-604-1727.

SALE PRICE: The final sale price will be calculated on a per acre basis times the highest bid received on each tract.

PAYMENT: 10% Earnest money, not to exceed \$100,000 payment due day of auction. Remainder due upon closing, at seller's discretion, on or before March 15, 2025.

POSSESSION: Possession given upon closing subject to the tenant's rights.

TAXES: 2024 and prior years taxes paid by seller. The 2025 taxes are the responsibility of the purchaser.

TITLE: Title insurance will be used as evidence of marketable title. The cost of the owner's title policy and the escrow fee shall be divided equally between the seller and buyer.

MINERAL RIGHTS: The seller will convey all the mineral rights they own, if any.

FINANCING: This sale is NOT contingent upon the buyer's financing. Prospective buyers should make financial arrangements prior to the auction date.

ABSENTEE BIDS: Bidding via cellphone, online platforms and/or on someone's behalf, shall be approved by Cornwell Inc. 48 hours prior to the auction.

PROPERTY CONDITION: The property is selling in "as-is" condition – no warranties expressed or implied.

METHOD OF SALE: Auction procedures and increments of bidding at the discretion of the auction company.

AGENCY: Cornwell Inc. are agents representing the seller.

Information contained herein was obtained from sources deemed reliable. Acreage figures have been estimated for sale purposes, we have no reason to doubt the accuracy, but the information is not guaranteed. Prospective buyers should verify all information. All maps provided by Cornwell Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.