

Terms 10% nonrefundable down payment will be due immediately after being declared the winning bidder. Down payment may be made in the form of personal check, business check, or cashier's check with the balance due at closing. Anyone not known by the Auction Company or sellers may be required to show proof of Bank Letter of Credit. Closing on or before 5/16/2014.

Winning bidder may take possession of the property at closing. Seller shall provide an Owner's Policy of Title Insurance in the amount of the purchase price and shall execute a proper deed conveying the real estate to the buyer. All information contained in auction brochure and all related materials are subject to the terms and conditions outlined in the purchase agreement. Announcements made by the auctioneer at the auction podium during the time of sale will take precedence over any previously printed material or any other oral statements made. The property sells as is where is and no warranty or representation, either expressed or implied concerning the property is made by the seller or auction company. This property is being offered with a reserve. Seller reserves the right to accept or reject any and all bids. United Country Property Solutions LLC is exclusive agents of the Seller. There is no buyer's premium on this property. Farm ground will be open for the 2014 crop year.

Acreage is not guaranteed by the sellers and/or the auction company. Tract #3 acreage and boundary to be determined and governed by survey.