

TERMS OF SALE

REGISTRATION: Registration to bid is required prior to bidding. Potential Buyers will need to sign the Bidder Registration Form. For registration form, please contact the auction company at chuckjr@yarbro.com or call 509.765.6869 or contact the listing brokerage at info@NorthwestFirstRealtors.com or call 509.524.9055. Buyers are encouraged to pre-register no later than August 24th and will be required to provide proof of funds, as stated below, upon arrival at the auction site. Registration can be found online at yarbro.com.

PROPERTY PREVIEW: August 10th, 11th & 12th from 9am-4pm at Bullock Orchard Preview Headquarters location is 144 Bide-A-Wee Road, Omak, Washington.

PROOF OF FUNDS: Bidders will be required to provide proof of funds. Acceptable proof of non-contingent, readily available funds includes a copy of bank statement for funds, Bank letter stating available funds, or a Letter of Guarantee. Winning bidders non-refundable deposit are to be wired to Baines Title & Escrow, Okanogan, WA upon successful bid and execution of purchase contract by 1:20 pm, Wednesday, August 26th, 2020.

FINAL CONTRACT PRICE: A 5% (five percent) Buyer's Premium will be added to the high bid to establish the Final Contract Price. The bidder with the high bid will be required to sign and execute a Washington Real Estate Sale Contract at the Final Contract Price. Bidders will need to confirm to their bids and wire Deposit funds by August 26th by 1:20pm (PST) as required by the Brokerage Company.

BUYER REPRESENTATION: Listing brokerage, Northwest First Realtors Farm & Ranch and Chuck Yarbro Auctioneers, Inc. represent the Seller. Commission agreement is between Seller, auctioneer and listing brokerage. Buyer's Broker compensation is not offered.

DEPOSIT: 5% of Contract Price. The non-refundable deposit may be in the form of a cashier's check or verified Bank funds. Balance of the Final Contract Price due within 30 days from the date of the acceptance of the offer. Deposit funds are non-refundable, upon Seller's acceptance of Purchase and Sale Contract. Deposit funds will be a minimum of 5% of the purchase price upon successful bid delivered by Wednesday, August 26th at 1:20 pm. Successful bidders will make deposits payable to:

Baines Title & Escrow
105 N 2nd Ave
PO Box 626
Okanogan, WA 98840
509.422.3420 Office
509.422.2284 Fax

Wiring Instructions will be provided to successful bidders.

Mutual acceptance of Purchase and Sale Contracts to be executed by 4 pm, Wednesday, August 26th, 2020.

Property is being sold "As-Is" with No Contingencies; your bidding is not contingent upon financing or any further inspections.

TRACT MAPS: Tract Maps, depicted boundaries, and stated acres are approximates based on the Okanogan County Assessor's public parcel data, current legal descriptions, and/or aerial mapping software and are not provided as survey products.

SURVEY: It is expected that the current legal descriptions will be sufficient to convey the property. Any need for a new survey will be determined by the Seller. If a new survey is required, the survey costs will be shared equally between the Buyer and Seller acceptable to both parties. The type of survey provided will be at the Seller's option acceptable to Buyer.

CLOSING/POSSESSION: Closing shall occur on or before September 24th, 2020 with possession at 6 pm day of closing. Seller will take the crop to harvest, harvest and retain proceeds from sale of fruit. Seller to retain 100% of growing crop. Buyer to allow Seller tenancy of picker cabins access to harvest crops. Completion of harvest to be no later than November 1, 2020. Buyer is responsible for fall work.

TITLE: Standard Title Insurance and escrow closing fees apply. Title insurance will be provided by the seller insuring the title on such property to be statute warranty deed, subject to no encumbrances except for current taxes and assessments, easements, right of ways, reservations, covenant, conditions, and restrictions of record. A copy of the preliminary title report will be provided prior to close of escrow. This transaction shall close in an escrow office, escrow fee to be split 50/50. Property taxes will be pro-rated as the date of closing. Excise Tax to be paid by Seller.

EASEMENTS: Sale of property is subject to any and all easements, restrictions, roadways, and rights-of-way of record.

DISCLOSURE: Chuck Yarbro Auctioneers, Inc. & Northwest First Realtors Farm & Ranch represents the Sellers exclusively. The property is being sold on an 'AS IS, WHERE IS' basis, with no warranty or representation, expressed, written or implied. Seller and listing brokerage reserve the right to delete any property from the auction. Each potential bidder is responsible for conducting his/her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties.

Neither Seller, Auctioneers, Brokers nor their respective agents, representatives, employees, officers, directors, or shareholders shall be liable for any inaccuracies, errors, or omissions in this brochure or in any related document submitted or delivered in connection herewith. All acreage,

dimensions, square footage, and taxes in the brochure are from Public Record and are deemed reliable but are not guaranteed.

MULTI-PARCEL AUCTION: The property will be offered in tracts utilizing the multi-parcel method and selling in the manner that reflects the best returns for the sellers. This concept gives each and every prospective buyer the ability to purchase his or her individual tract or combination.

SELLER RESERVES THE RIGHT TO SELL THE PROPERTY PRIOR TO THE AUCTION.

Auctioneer reserves the right to change any terms of Sale.