

Auction Terms and Conditions

Auction Registration: Onsite auction registration will begin one hour prior to the beginning of the auction. All bidders are required to register with a valid form of photo ID (driver's license) and acknowledge having read and agree to be bound by the auction terms and conditions.

Order of Auction: The real estate shall be offered in one tract (its entirety) as 68+/- acres, a home and outbuildings.

Buyer's Premium: A Ten Percent (10%) buyer's premium shall be added to the winning bid at the auction to arrive at the Total Contract Price to be paid by the winning bidder.

Down Payment and Contract Signing: The successful bidder shall be required to place a non-refundable deposit of Ten Percent (10%) of the Total Contract Price in escrow and sign the purchase agreements, immediately following the conclusion of the auction. The down payment shall be in the form of (cashier's check, personal check or business check).

No Financing Contingency: This is a "cash" sale and financing is not a contingency in the purchase and sale contract for the auction. It is strongly recommended that all bidders arrange any financing needed and ensure they have the proceeds to close the transaction prior to placing any bids at the auction.

Closing: Closing shall take place on or by July 5th, 2017. Closing shall be held at Kansas Secured Title, 3501 SW Fairlawn Rd., Topeka, KS 66614. Their phone number is (785) 271-9352 and their fax number is (785) 272-4984.

Title: Seller(s) shall furnish an Owner's Policy of Title Insurance in the amount of the total purchase price. The title insurance policy expense shall be divided equally between the seller and buyer. Title shall be transferred by General Warranty Deed.

Possession: Possession of the property shall be given to the Buyer upon successful closing of said sale and transfer of title.

Easements: The sale of the property is subject to any and all easements of record.

Mineral Rights: The seller's share of mineral rights shall be conveyed to the buyer at closing.

Survey: Sellers are not required to provide a survey of the property. If the buyer desires a survey, it shall be at the buyer's sole expense.

Taxes: The 2017 taxes shall be prorated to the date of closing. The 2016 and any previous taxes have been paid by the seller's.

Agency: United Country – Kansas City Auction and Realty and its agents, auctioneers, brokers and representatives are Exclusive Agents of the Seller(s).

Broker Participation: Any properly licensed broker which registers and represents a successful buyer at the auction shall be entitled to a Two Percent (2%) Buyer's Broker fee, based on the total contract price. The Buyer

must not already be working with or have been contacted by the auction company either personally or by electronic or direct mail marketing. The Buyer's Broker registration form is available from the auction company at (877) 318-0438 or found online at www.AuctionKansasCity.com, and must be completed and returned no later than 48 hours prior to the auction date.

Video & Photography: Videotaping, flash photography and/or public announcements will ONLY be allowed on auction day with prior written approval from United Country – Kansas City Auction and Realty.

Disclaimers: All information is taken from sources believed to be reliable, but is subject to verification by all parties relying on it. Any and all drawings, sketches, dimensions are approximate. No liability for its accuracy, errors or omissions is assumed by the seller or the auction company. All bidders are responsible for conducting their own inspection, inquiries and due diligence concerning the property being offered and are encouraged to satisfy themselves prior to placing any bids at the auction. The property is being offered “AS IS, WHERE IS” and no warranties or representations either expressed or implied are being made by the seller(s) or the auction company. All information contained in the advertising and all related materials are subject to the terms and conditions outlined in the purchase sale agreement. All dollar amounts stated in the terms and conditions or otherwise shall be in U.S. currency, only. Any announcements made the day of auction shall take precedence over any previously printed material or any other oral statements made.

Special Announcements: None at this time.

SELLER	DATE
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BUYER _____ **DATE** _____

SELLER	DATE
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BUYER _____ **DATE** _____