

METHODS AND TERMS

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Bidding will be on a price per acre basis on Tracts 1 through 10. Acreages in this advertisement are estimated and will be determined by final survey to be completed prior to

the auction. All ten tracts will be offered through the marketing method of "Buyer's Choice", whereas the high bidder can purchase (in any order) any or all of the tracts for

their high bid. Bidding will continue until all tracts have been purchased.

Ten percent (10%) of the total contract price, to be paid on the day of sale, with the

balance paid at closing. The 10% down payment is non-refundable deposit and considered a

cash offer. Please have all your financing in order before the day of auction. All closing

fees will be split 50/50 between Buyer and Seller. Closing will be conducted at Scotland

County Abstract and Title in Memphis, MO on or before May 10, 2018. The 2018 real estate

taxes will be prorated to the day of closing. Full possession will be given upon receipt of

the non-refundable 10% down, day of auction.

All announcements made on sale day take precedence over prior advertising either written or

oral. The information in this brochure is believed to be accurate; however, no liability

for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs,

etc are approximate. Buyers should verify the information to their satisfaction. There

are no expressed or implied warranties pertaining to this property. Real estate is being

sold "AS IS", "WHERE IS".