

Revised 8/26/2026



AZ Ranch, Land & Homes

BIDDER TERMS & CONDITIONS

12.47 +/- ACRES, PINAL COUNTY, ARIZONA * ONLINE AUCTION

12.47 PARCELS- 1 AUCTION OFFERED IN ITS ENTIRETY

- Parcel 1: 503-20-002G 3.23 AC
- Parcel 2: 503-20-002E 4.62 AC
- Parcel 3: 503-20-002D 4.62 AC

- ▶ The properties will be offered in its entirety at Online Bid Auction. All bids must be submitted online at ucazranchlandandhomes.hibid.com Bidding opens September 27th 2026 10:00 am (AZ TIME), soft close to begin October 27th 2026 at 5:00 pm (AZ TIME).
- ▶ Soft Closing Process: Beginning at the stated closing time, the auction software will conclude bidding with the following exception: If a bid is placed with three (3) minutes or less remaining, bidding will remain open for an additional three (3) minutes or until three minutes (3) pass without any further bid advances. This is referred to as a soft closing, racehorse closing or extended bidding.
- ▶ The properties are offered subject to the seller's acceptance.
- ▶ Registration for the auction will not be accepted without providing ALL of the information requested in the **Bidders Packet** and returning signed copies of Auction Terms & Conditions and Bidder Terms & Conditions. All bidders must be approved by AZ Ranch, Land & Homes prior to giving access to HiBid Online Platform.
- ▶ **Bidders Packet** for the above-described property, to include the following:
 - Auction Terms & Conditions
 - Bidder Terms & Conditions
 - Buyer Broker Registration Form (if being represented by a buyers broker)
 - Online Bidder Certification Form (included herein)
 - Purchase Contract Draft
- ▶ Properties sell As-Is with no warranties, except for title.
- ▶ The properties are subject to prior sale (seller reserves the right to accept an offer prior to the bid submission deadline and end of auction).
- ▶ The seller reserves the right to cancel the auction at any time prior to the final bid closing

- ▶ Buyers Premium
 - A **10% Buyer's Premium** will be added to the submitted bid price and shall establish the total contract price being offered by the bidder.
- ▶ A **Down Payment of 10%** must be deposited with the title company by the successful bidder within 24 hours after notification of acceptance of their bid. Down payment may be deposited by direct wire transfer or certified funds. The down payment is non-refundable and shall be applied to the total purchase price at closing. The balance of the purchase price is due at closing, on or before **December 1st 2026**.
- ▶ Closing is NOT contingent upon financing, or any other consideration. Bidders ensure you have arranged any financing needs prior to submitting a bid.
- ▶ The properties will be conveyed by a **Warranty Deed**.
- ▶ The seller agrees to furnish buyer(s) with an owner's policy of Title Insurance Policy at closing.
- ▶ Real Estate Taxes: the taxes will be prorated to the day of closing.
- ▶ Closing:
 - Closing shall take place at the office of: **Pioneer Title Agency, 363 W. 4th Street, Benson, AZ 85602**
 - Closing Agent/Info: Kimberby Lockhart, agent, 520.586.2474, kimberly.lockhart@ptaaz.com
 - Closing fee will be split 50/50 between Seller and Buyer
 - Closing will be held on or before **December 1st 2026**.
- ▶ Possession will be given upon payment in full of the purchase price and transfer of title.
- ▶ Personal Property will be transferred with a bill of sale.
- ▶ The successful Bidder shall execute electronically an "Auction Real Estate Sales Contract" for the properties within 24hrs after being notified of acceptance of their bid.
- ▶ Each potential Bidder is responsible for conducting their own independent inspections, investigations, and due diligence concerning the properties, at their own risk.
 - Further; Properties are being offered for sale "as-is" with no warranties expressed or implied, except for title.
- ▶ United Country AZ Ranch, Land & Homes, and their representatives are exclusive agents of the Seller.
- ▶ All announcements made up to the final close of the Auction bidding take precedence over previous advertising, oral statements, and printed material.
- ▶ All information was gathered from reliable sources and is believed to be correct; however, the seller, broker and auctioneer have not independently verified this information. Individual tract maps, parcel maps and drawings are for orientation purposes and may not be relied upon. The broker and auctioneer are presenting the advertising materials based on information that was delivered to them by the Seller and outside agencies, and its accuracy is not warranted. There is no obligation on the part of the sellers or auctioneer to update this information.

ONLINE BIDDING SITE: ucazranchlandandhomes.hibid.com

PREVIEW INSTRUCTIONS: Contact Dani Miller, Broker/Auctioneer at United Country AZ Ranch, Land & Homes, 480-695-2010 or email dani@azranchlandandhomes.com for a private showing of these properties. Property previews are at the discretion of the Bidder and said Bidder agrees to hold harmless the Seller, Broker and Auctioneer for any accident or injury that may occur.

I do hereby agree to the Auction Terms & Conditions, as outlined and described above.

Bidder Signature

Date