EXHIBIT B - Terms & Conditions of Sale Crites Real Estate Online Auction

Property Address & Parcels (Selling Together as One Offering):

Address: 3501 S Swartz Ridge Rd. | Bloomington IN 47401
Legal Description: 010-03500-01 SWARTZ RIDGE LOT 1

PROPERTY OFFERING

- Seller reserves the right to accept or reject the final bid.
- Property sells subject to Seller's confirmation/approval.

AUCTION DETAILS

- Auction Method: Public Online–Internet Auction.
- Bidding Platform: UnitedCountryIN.com.
- Auction Close Date: To be established by Auctioneer/Broker in accordance with Article 8, currently anticipated approximately four (4) weeks following Marketing Launch; the platform will display the official closing date and time (soft close).
- Subject to Prior Sale: Pre-auction offers may be presented any time before scheduled bid close. All pre-auction offers must comply with these Terms & Conditions and be submitted on the Auction Real Estate Purchase Agreement provided by the Broker/Auctioneer with signed Terms & Conditions.

BUYER'S PREMIUM

A 11% Buyer's Premium will be added to the high bid to establish the Total Contract Purchase Price. Example: Bid $100,000 + $11,000 (11% BP) = $111,000 Final Sale Price.

DOWN PAYMENT & PAYMENT TERMS

- Down Payment: $5,000 non-refundable Down Payment, except if Seller cannot convey marketable and insurable title as required herein, required from Buyer following Seller's acceptance.
- Due by wire transfer within 24 hours of Seller's acceptance of the Purchase Agreement, payable to: John Bethell Title Company, Bloomington, IN.
- The Down Payment is refundable if Seller cannot convey marketable and insurable title as required herein.
- No financing contingencies — buyer must have funds available for cash closing.

SURVEY, ACREAGE & DESCRIPTIONS

- An updated survey is available and will be provided in the Bidder's Information Packet and may also be downloaded from UnitedCountryIN.com.
- All advertised acreages are approximate and based on the completed survey.
- Bidders acknowledge and accept that bids are final and binding and will not be adjusted after bidding closes.

CLOSING

- Closing Company & Location: John Bethell Title Company, 2626 S. Walnut St., Bloomington, IN 47401.
- Closing Deadline: On or before forty-five (45) days after Auction End, unless otherwise agreed in writing.
- Buyer Costs:
  - Closing fee (paid by Buyer).
  - Broker Transaction Fee: $300 (paid by Buyer at closing).
- Seller Costs:
  - Owner's Title Insurance Policy.
  - Deed preparation and customary seller-side closing costs.
  - Deed & Title: Seller shall convey by Warranty Deed with clear, insurable title.
- Possession: Granted at closing.

TAXES & ASSESSMENTS

- Real estate taxes to be pro-rated to the date of closing based on the most recent tax bill available.

AS-IS, WHERE-IS, INSPECTIONS

- Property sells AS-IS, WHERE-IS, with no warranties expressed or implied.
- Buyers are encouraged to conduct all inspections and due diligence prior to bidding at their own expense.
- The high bidder shall electronically execute the Auction Real Estate Sales Contract immediately following the close of bidding. The contract remains subject to Seller's confirmation and acceptance as provided herein.

AGENCY DISCLOSURE

United Country Coffey Realty & Auction and its representatives are exclusive agents of the Seller.

ANNOUNCEMENTS & GENERAL

- Announcements made up to final close of bidding take precedence over any advertising, oral statements, or printed material.
- All information provided is believed accurate but not guaranteed. Buyers must rely on their own due diligence and verification.
- Sale site: Internet Only — UnitedCountryIN.com.
- Viewing and inspections are at bidder's own risk. Seller, Auctioneer, and Broker are not responsible for accidents.

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Ethan Crites

Bidder: _____ Bidder: _____