

BIDDER CERTIFICATION

-TERMS & CONDITIONS-

RESIDENTIAL PROPERTY - REAL ESTATE ACCELERATED MARKETING AUCTION

PROPERTY DESCRIPTION

Property Address: 1003 5th St. Friend, NE 68359

Legal Description: FRIEND CITY SOUTHWICK'S SECOND ADD.W.80' OF LOTS 10-11-12 BLK. 3

Parcel ID: 760034400

Property Offering: This Residential Property will be offered as **ONE (1) COMPLETE PARCEL LOT** consisting of approximately **12,000 +/- sq. ft** with existing improvements including a single-family residence and attached garage.

AUCTION DETAILS

- The property will be offered at Public "Online - Internet Auction", ending **Wednesday, November 12, at 5:00 PM**
- The property will be sold subject to seller's confirmation (sells with non-published reserve)
- Property sells **AS-IS** with no warranties expressed or implied
- **SUBJECT TO PRIOR SALE** - The auction is subject to prior sale, meaning the property can be purchased prior to the end of the auction
- The seller reserves the right to cancel the auction at any time prior to the final bid closing

PRIOR SALE PROVISION

IMPORTANT NOTICE: This property is being offered "Subject to Prior Sale." This means that up until the auction closing time of **5:00 PM Wednesday, November 12**, the sellers reserve the right to accept offers presented directly prior to the auction bidding closes.

Prior Sale Process:

- Any offers received prior to the auction end date will be presented to the sellers for their consideration
- The sellers have the absolute right to accept or reject any such offers at their sole discretion
- **All prior sale offers must comply with these Auction Terms & Conditions**, including down payment requirements, closing timeline, and all other terms specified herein
- If the sellers accept a prior sale offer, the auction will be cancelled, and all registered bidders will be notified immediately
- No financing contingencies will be accepted for prior sale offers - all offers must be cash or pre-approved financing only.

BUYER'S PREMIUM

A **10%** buyer's premium will be added to the final bid and charged to the buyer. The final bid plus the 10% buyer's premium will establish the final contracted sales price. (Ex. If the last bid price is \$10,000, the final PURCHASE price will be \$11,000.)

DOWN PAYMENT AND PAYMENT TERMS

Down Payment: \$5,000.00

Down payment must be paid by the successful bidder by direct wire transfer, personal check, or certified check, within **24 hours** of acceptance of the auction contract by the sellers.

- Down payment will be payable to **Nebraska Title Co.**
- The down payment deposit will be **non-refundable**
- Your bidding is **not conditional upon financing** - ensure you have arranged financing if needed and are capable of paying cash at closing
- The balance of the purchase price will be due upon closing.
- **Final closing is NOT contingent upon financing.**

CLOSING DETAILS

Closing Location: Nebraska Title Co., 1124 Main Ave., Crete, NE 68333

Closing Deadline: On or before **Wednesday, December 10, 2025**

Buyer Closing Costs:

- Closing fee will be paid by the buyer
- Buyer's Broker fees/commission, if applicable, will be paid by the buyer at closing
- Buyer will be responsible for survey and inspection costs if required
- The seller agrees to furnish buyer with an owner's policy of Title Insurance at closing
- **Real estate taxes will be prorated to the date of closing**

Deed: The property will be conveyed by **Warranty Deed**

Possession: Will be granted at final closing

Taxes: Seller shall pay the 2024 and previous years taxes. The 2025 taxes will be prorated to date of closing.

Lein Disclosure: Property Tax Sale Lein and Mechanic's Lein present. **TO BE SETTLED AT CLOSING BY SELLER.**

Preliminary Title Commitment is available.

Title: Seller to convey title by warranty deed. Merchantable title will be made available upon closing. The cost of title insurance and escrow closing fees to be divided equally between the buyer and seller. Title insurance and escrow services will be provided by Nebraska Title Co. in Crete, NE.

BIDDER RESPONSIBILITIES

- **The successful bidder will be required to sign the purchase agreement within 24 hours after being declared the successful bidder by the auctioneer.**
- Each potential bidder understands the property has not been inspected or surveyed for this auction. The property is being sold subject to any existing right of way easements
- Each potential bidder is responsible for conducting, at their own risk and expense, their own independent inspections, investigations, and due diligence concerning the property.
- **Each potential bidder understands that the property contract will NOT be contingent upon their ability to obtain financing, any inspections, contingencies, or appraisals.**
- **The property and improvements sells in “AS-IS WHERE-IS” condition - No warranties expressed or implied.**
- Bidders acknowledge that the property is subject to prior sale and accept this condition by participating in the auction.

AGENCY DISCLOSURE

United Country Cerny Land Home & Auction LLC. and their representatives are exclusive agents of the Seller.

ADDITIONAL TERMS

- All announcements made up to the final close of the auction bidding take precedence over all advertising, oral or printed material
- All information was gathered from reliable sources and is believed to be correct as of the date this document is published; however, the seller or auctioneers have not independently verified this information
- Auction plats and drawings are not to be relied upon and are for representation purposes only. Their accuracy is not warranted in any way
- In the event there are problems with the website, server, or technology, the auction company reserves the right to extend the bidding or close the bidding. **Cerny Land Home and Auction shall not be held responsible for missed bids or failure of the software to function properly on the day of the auction for any reason.**
- There is no obligation on the part of the sellers or auctioneer to update this information.
- **AGE REQUIREMENT:** All bidders must be 18 years of age or older.

SALE INFORMATION

Sale Site: Internet Only – cernylandandhome.hibid.com

Viewing Instructions: Monday, October 20, 4:00 PM and Sunday, November 2, 2:00 PM and **BY APPOINTMENT with 24 Hour Notice.**

We strongly recommend attending scheduled preview dates as property is not vacant

The viewing of the property will be at the viewer's own risk. The Seller, Auctioneer, nor the Listing Agency may be held responsible for accidents.

For questions: Call or text **Agent/Auctioneer: William Yokel (402) 947-1703** or **Broker: Mike Cerny (402) 670-3875** or United Country Cerny Land Home & Auction at **(402) 521-2062.**

BIDDER ACKNOWLEDGMENT

By registering to bid, I hereby agree to these Auction Terms & Conditions and acknowledge that I have read, understood, and agree to be bound by all terms set forth herein, including the prior sale provisions.

Print Name: _____

Address: _____

Phone: _____ **Email:** _____ **Date:** _____

Bidder Signature: _____

Credit Reference/Loan Institution: _____ **Loan Officer:** _____

A current pre-approval letter will suffice with bidder's name. This needs to be submitted with bid form.

Please submit signed Bid Certification forms 24 hours prior to the auction.

Please submit your signed Bid Certification forms to Email: wyokel@cernylandandhome.com