

AUCTION RULES

Lester's Putah Creek Ranch

5430 Putah Creek Road, Winters, CA 95694

Solano County APN# 0107-080-040

- Owners have until February 28, 2026, to remove personal property. **(updated 1/19/2026)**
- **Auction Closing Date:** Wednesday, January 21, 2026 – 1:00PM PST with a soft close, meaning a bid in the final two minutes will extend the bidding for an additional two minutes and continue that way until there are no longer any new bids.
- **Location of Auction:** ONLINE INTERNET ONLY @ <https://greenfieldsrealestate.hibid.com/>
- **Preview and property inspection dates:**
 - Private tours and inspection dates are available and must be scheduled with Green Fields Real Estate Services.
- Bidders must register prior to the start of the auction. Bidders must provide a Verification of Funds of no less than \$250,000 and must register at the following link: *GreenFieldsRealEstate.HiBid.com*
- **Terms of the sale:**
 - **ABSOLUTE AUCTION.** The opening minimum bid is five million, five hundred thousand dollars (\$5,500,000).
 - The owner will enter contract with the successful bidder utilizing the California Association of Realtor Commercial Purchase Agreement and Joint Escrow Instructions contract.
 - **BUYERS PREMIUM:** A 3% Buyer's Premium will be added to the final bid amount to arrive at the contract purchase price.
 - **CONTRACT PURCHASE PRICE:** The contract purchase price will be the highest bid amount plus the Buyer's Premium of 3%.

Example: if the highest bid amount is \$5,500,000, then the contract sales price will be \$5,665,000, which includes the 3% buyer's premium.

- **BIDDING**: Once submitted, a bid cannot be retracted.
- Successful bidder will be sent immediately after the auction via email the purchase agreement and disclosures to sign along with the wire instructions for the non-refundable deposit of \$250,000. The purchase agreement can be signed electronically or in person at Green Fields Real Estate, 7 E. Main Street, Ste D, Winters, CA 95694.
- Successful bidder shall wire the \$250,000 deposit no later than noon on Thursday, January 22, 2026, to Fidelity National Title Company. Wire instructions will be furnished immediately after the auction. **This initial deposit is non-refundable if the successful bidder does not complete the purchase.**
 - Buyer shall be responsible for paying the following cost at the close of escrow:
 - 50% of Title Insurance from Fidelity National Title Company
 - 50% of Escrow cost and fees from Fidelity National Title Company
 - The remaining balance of the contract purchase price, plus Buyer's share of costs, must be paid in cash deposited into the Escrow via federal funds wire on or before the Closing Date.
- Buyer and Seller agree to initial paragraph 37 for LIQUIDATED DAMAGES in the California Residential Purchase Agreement and Joint Escrow Instructions.
- Buyer and Seller agree to initial paragraph 39 for ARBITRATION OF DISPUTES in the California Residential Purchase Agreement and Joint Escrow Instructions.
- Seller to provide a grant deed giving marketable fee simple title subject to restrictions of record on title report. Property is sold subject to zoning, easements, restrictions and any other matters of record, except the Deeds of Trust in favor of First Northern Bank of Dixon. The obligations secured by the First Northern Bank Deeds of Trust must be paid in full at the Close of Escrow.
- The purchase agreement **is not** subject to any loan contingency.

- The purchase agreement **is not** subject to appraisal contingency
- The purchase agreement **is not** subject to any contingencies.
- Property is sold **“AS IS, WHEREIS, WITH ALL FAULTS.** There are no warranties made by the auctioneer, Broker or seller(s) as to the merchantability or fitness for any specific or particular use. There is **no** inspection period/contingency after the auction. The only way for the buyer to make an informed decision when it comes to bidding and buying is to not only visit, view and inspect the property prior to the auction, but also read and review property information and disclosure documents pertaining to the property. Do your investigation. Make your inspections. By registering and bidding at the auction, you are representing that you have not only viewed the property prior to bidding, but have also inspected, reviewed and accepted all relevant property information you deem necessary to make an informed decision. The property will not be open for inspections after the auction so be diligent and do your inspections and investigations prior to the auction.
- The seller can accept an offer prior to the auction date and the auction then will be canceled.
- **Close of Escrow:** The buyer can choose to close on any date after the auction, but no later than Tuesday, February 24, 2026.

Buyers Initials _____ - _____

UPDATED 01/19/2026

Disclosure and documents available upon request for review and will be included in the purchase contract:

- Seller Property Questionnaire (SPQ)
- Transfer Disclosure Statement [Main House & Pool House] (TDS)
- Transfer Disclosure Statement [2nd House] (TDS)
- Listing Agent's Visual Inspection Disclosure (AVID)
- Natural Hazard Disclosure report prepared by MyNHD (NHD)
- Title Report prepared by Fidelity National Title Company
- Solano County Land Use Permit
- Yolo Solano Air Quality Permit
- Electrical Information
- Septic Information
- Fire Sprinkler Information
- Walnut Production & Price Records
- Yolo-Solano Air Quality dated 8.8.2026
- Disclosure Regarding Real Estate Agency Relationship (AD)
- California Commercial Purchase Agreement & Joint Escrow Instructions (CPA)
- Buyer's Investigation Advisory (BIA)
- Possible Representation of more than one buyer or seller (PRBS)
- Fair Housing and Discrimination Advisory (FHDA)
- Buyer Homeowners' Insurance Advisory (BHIA)
- Wire Fraud and Electronic Funds Transfer Advisory (WFA)
- California Consumer Privacy Act Advisory (CCPA)
- Seller License to Remain in Possession Addendum (SIP)
- Buyer Contingency Removal No. 1 (CR-B1)
- Statewide Buyers and Sellers Advisory (SBSA)

*** SOLANO COUNTY HAS A LARGE FILE OF RECORDS PERTAINING TO THIS PROPERTY.**

*** THE ABOVE DISCLOSURE DOCUMENTS ARE AVAILABLE PRIOR TO AUCTION AND SHALL BE SIGNED BY THE SUCCESSFUL BIDDER AND SELLER UPON THE CONCLUSION OF THE AUCTION.**

*** THE DISCLOSURE ARE AVAILABLE AT THE FOLLOWING LINK:**

<https://app.disclosures.io/link/5430-Putah-Creek-Road-neqd85bu>