

## **Tract 2: Terms & Conditions:**

This will be a 1 year exclusive hunting rights lease agreement for 2017, starting April 1<sup>st</sup>, 2017 and ending April 1<sup>st</sup>, 2018 consisting of 120 acres. Owner is not liable for any accidents of any kind during the term of this lease agreement.

LEASE TERMINATION: This lease may be terminated by the lessor at any time of this lease agreement with no refunds for any of the following reasons: game violations of any kind, destruction of crops or property, trespassing, or any other illegal activities. Lessee must maintain a \$500,000 hunting lease insurance policy.

ALL SALES ARE FINAL. Your bid is a contract to lease should you win. By bidding, the bidder shows acceptance of the terms of the auction. The auction company reserves the right to refuse service to any person. Bidding will take place on a per acre basis (your bid X 120 acres). In order to bid you must provide a valid credit card. By providing your credit card information, you authorize United Country Land Pros LLC to charge your credit card a \$1,000 non-refundable deposit if you are the successful bidder. Please contact us for any other payment methods. The remaining balance will be due April 1<sup>st</sup>, 2017, at this time we will enter into a standard rental agreement.

Soft Close: Additionally, if a track receives a bid within the last 5 minutes, then the close time will be extended 5 minutes from the time the bid is placed. The time will continue to be extended for 5 minutes with each newly placed bid and the item will not close until 5 minutes have elapsed with no additional bid activity. This does eliminate "snipers" from our internet auctions. Please be certain that we have taken every precaution to set the site up in a transparent manner that allows for the fairest environment for both buyers and sellers.