

# TERMS & CONDITIONS

■ **SELLER:** Schlatter Trust

■ **METHOD OF SALE:** Bidding will be \$/deeded acre unless otherwise indicated by the auctioneer. Deeded acres may change because of survey or other factors, in which case the total sales price will then be adjusted to reflect that. Seller reserves the right to accept or reject any and all bids. The auction company and seller reserve the right to preclude any person from bidding if there is any concern as to a person's credentials or fitness to bid or enter into a contract.

■ **AGENCY**

LandProz Real Estate LLC and its Agents represent the seller.

■ **TAXES**

Taxes will be prorated to the day of closing.

■ **CONDITIONS**

This sale is subject to all easements, restrictions of record, covenants, and leases. Each bidder is responsible for conducting their own inquiries and due diligence efforts at their own risk concerning the subject property. All property is sold AS IS – WHERE IS with no warranties.

■ **CONTRACTS AND TITLE**

Immediately upon the conclusion of the auction, the highest/winning bidder(s) will enter into a real estate contract/purchase agreement and provide funds for earnest money to be deposited with the real estate and auction company. Seller will provide an updated abstract and clear title at their expense. Sale is not contingent upon buyer(s) financing.

■ **TERMS & POSSESSION**

\$75,000 (non-refundable) down on each tract the day of the sale. Balance due at closing. 2% buyers fee will apply. Cropland is rented for the 2020 growing season. Possession of the cropland will take place as soon as present tenants crops are out. Any Statement made the day of the auction takes precedence over previous material. All information provided herein was obtained from sources deemed reliable, but neither the auction company nor seller guarantees its accuracy. Tracts will be sold using the buyer's choice method.

■ **CLOSING DATE**

On or about September 1, 2020 with physical possession being as soon as 2020 tenant's crops are removed.