

72 ACRES TAYLOR CO. IOWA ONLINE ONLY AUCTION TERMS & CONDITIONS

Bidder Registration: All prospective online bidders must register with Midwest Ag Services, Inc. no later than 24 hours before the auction begins. All online bidders must be approved to bid.

- Buyers must sign the purchase agreement within 24 hours after being notified that the seller has accepted his or her bid. (Hand delivered, scanned & emailed, faxed or DocuSign).
- 10% earnest payment due upon acceptance of his or her bid via personal check, wire transfer, or cashier's check within 24 hours after being notified that the seller has accepted his or her bid. Payable to Billings & Mensen Trust Account.
- The buyer will be purchasing the property in its "as is, where is" condition.
- The sale is not contingent upon financing, the buyer must have financing approved prior to the auction.
- The Seller reserves the right to reject any and all bids.
- The Seller shall not be obligated to furnish a survey.
- If a buyer is unable to close due to insufficient funds or otherwise, the buyer will be in default and the earnest deposit will be forfeited.
- This real estate is selling subject to any and all covenants, restrictions, encroachments, and easements, as well as all applicable zoning laws.
- Midwest Ag Services, Inc. is acting as the Seller's agent.
- Any announcements made at the Auction will take precedence over previously printed materials or oral statements.
- Possession: At Closing, subject to the CRP contract that expires September 30, 2027 AND the wind energy lease with Black Maple Project, LLC. The CRP & wind energy lease payment will be pro-rated to the date of closing. A copy of the CRP contract & the wind energy lease are available upon request.
- Closing: on or before April 15, 2024. Closing Agent Billings & Mensen Law. The closing fee is split 50/50 between the buyer & seller.
- Disclaimer: All the information contained herein is presumed to be accurate according to the best available information from sources deemed reliable. All information should be verified for accuracy by interested parties. Announcements during or at the auction take precedence over previously printed materials or statements.
- Technical Difficulties: If we experience technical difficulties during the auction, the auction will be paused until the issues have been resolved.

Bidders Name: _____ **(Printed)** **Phone:** _____

Bidders Full Address: _____

Bidders Email: _____

Bidders Signature: _____ **Date:** _____