

◆ EDGAR COUNTY LAND AUCTION ◆



700 W. Bridge Street, Monticello, IL 61856
www.Hertz.ag ◆ 800-593-LAND ◆ SpencerS@Hertz.ag

160 Acres, m/l – March 11, 2021 @ 10:00 A.M.

Virtual Live Auction – Online Only

SELLER:

BRUBAKER LAND TRUST

AUCTION METHOD & TERMS OF SALE

1. All bidding is open and public. Beneficiaries of the Trust have the same right to bid on the property just as any other bidder at this public auction. Registered bidders may be bidding through the Hertz website, through the Hertz app, or for those with inadequate technology, by phone with the assistance of a Hertz staff member.
2. This land is being offered as two parcels. Parcels 1 & 2 will be offered by the Choice and Privilege Method, with the choice to the high bidder to take one or both at their high bid amount. Should the high bidder not select both parcels, the remaining parcel will be offered with another round of bidding.
3. All bidding will be on a "dollars per acre" basis. The total contract price will be calculated by multiplying the per acre bid amount times the number of acres detailed in the auction brochure.
4. A boundary survey will be completed prior to closing at Seller's expense. The final total purchase price will then be adjusted by multiplying the high per acre bid times the number of actual surveyed acres for the whole and/or for each parcel. Any and all survey decisions will be made, and paid, by the Seller.
5. ***YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING***, so be sure you have arranged financing, if needed, and are capable of paying cash at closing. In addition, ***YOUR BIDDING IS NOT CONDITIONAL UPON ANY BUYER OR LENDER INSPECTION***, so be certain you have completed your due diligence on the property prior to bidding.
6. Minimum bid increments are at the discretion of the auctioneer throughout the auction.
7. The successful bidder(s) will be required to execute a Real Estate Sales Agreement at the conclusion of the auction.
8. By registering to bid and obtaining a bidder's number, you are agreeing to abide by the auction method and the terms and conditions of sale at this auction.
9. The successful Buyer(s) will provide a 10% cash down payment at the close of the auction upon signing a Real Estate Sales Agreement. As a successful Buyer, within 24 hours of contract signing, your 10% down payment will need to either be wire transferred from your bank to the designated Escrow Agent, or given by physical check to the Sale Manager, Spencer Smith.
10. The sale is subject to confirmation and acceptance of the final bid prices by the Seller.

11. Closing will take place on or before April 8, 2021, or as soon thereafter as applicable closing documents are completed. If there are any escrow closing fees, they will be shared evenly between the Buyer and the Seller.
12. At the time of closing, the Seller will provide a deed and Owner's Title Insurance policy in the amount of the purchase price.
13. At the time of closing, the Buyer(s) will reimburse the Seller for the Inputs & Tillage work completed in the fall of 2020, in preparation for the 2021 crop. For Parcel 1, the total reimbursement due is \$11,611.99. For Parcel 2, the total reimbursement due is \$2,961.06
14. The Seller will credit the Buyer(s) at closing for the 2020 real estate taxes, payable in 2021. Any credits shall be based upon the most recently ascertainable real estate tax information, and the Buyer(s) will be responsible for any and all real estate tax payments thereafter.
15. Full possession of the land will be granted at closing. The Buyer(s) shall have full farming rights for the 2021 crop year. Access to the property will be granted following today's sale and full execution of a Real Estate Sales Agreement.
16. Any mineral rights owned by the Seller will be transferred to the Buyer(s) at closing.
17. Your bidding at this auction is based solely upon your inspection and due diligence. All real estate and any improvements are sold on an "AS IS, WHERE IS, WITH ALL FAULTS" basis without any warranties or representations as to fitness for a particular use, access, water quantity or quality, physical or environmental condition. Neither the Seller nor the Auction Company are warranting any specific zoning classification, location of utilities, assurance of building permits, driveway permits or water or septic permits. Please refer to the Disclaimer and Absence of Warranties paragraphs in the auction brochure and the Purchase Agreement, each of which is available for your review. It is the responsibility of each bidder to become familiar with this information.
18. Hertz Real Estate Services, its auctioneer, and its representatives are agents of the Seller.
19. All real estate is sold subject to all other terms and conditions set forth in the Sales Agreement.

Thanks very much for your interest in this auction!
Please contact Sale Manager, Spencer Smith, with *Hertz Real Estate Services* if you have any questions.

IMPORTANT PHONE NUMBERS

Property ?'s: **217-762-9881**

Bidding ?'s: **515-686-0911**

or

800-593-5263

Request Break: **515-686-0921**