

◆ LANCASTER COUNTY LAND AUCTION ◆



11717 M Circle, Omaha, NE 68137
www.Hertz.ag ◆ 402-697-7500 ◆ StanL@Hertz.ag (Email)

77.18 Acres, m/l – March 24, 2022 @ 10:00 A.M.

Virtual Live Auction – Online Only

SELLER:

JOSEPH D. PETERSON

AUCTION METHOD & TERMS OF SALE

1. All bidding is open and public. Family members 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 one parcel and will be sold to the highest bidder.
3. All bidding will be on a "dollars per acre" basis. The final total purchase price will be calculated by multiplying the per acre bid amount times the number of acres detailed in the auction brochure
4. ***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.
5. Minimum bid increments are at the discretion of the auctioneer throughout the auction.
6. The successful bidder(s) will be required to execute a Real Estate Sales Agreement at the conclusion of the auction.
7. 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.
8. The successful bidder(s) will provide a 10% cash down payment at the close of the auction upon signing a Real Estate Sales Agreement. As successful buyer, within 24 hours of contract signing, your 10% down payment will need to either be wire transferred from your bank to *Omaha National Title* in Omaha, NE, or given by physical check to Sale Manager, Stan Lierz.
9. The sale is subject to confirmation and acceptance of the final bid prices by the Seller.
10. Closing will take place on or before April 21, 2022, 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.
11. At the time of closing, the Seller will provide a deed and an owner's title insurance policy in the amount of the purchase price.
12. Full possession of this land will be given at closing.

13. Real Estate Taxes will be prorated to December 31, 2021, with the Seller responsible for all real estate tax payments up to and including this date, and the Buyer responsible for all tax payments accruing from January 1, 2022, and after. Any closing credits shall be based upon the most recently ascertainable real estate tax information, and the Buyer will be responsible for any and all real estate tax payments thereafter.
 14. Mineral rights owned by the Seller, if any, will be transferred to the Buyer(s) at closing.
 15. No survey will be provided for this land. You will be bidding and closing based on the existing legal description and acreage total as described in the auction brochure.
 16. 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.
 17. Hertz Farm Management, its auctioneer, and its representatives are agents of the Seller.
 18. All real estate is sold subject to all other terms and conditions set forth in the Sales Agreement.
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Thanks very much for your interest in this auction!
Please contact Sale Manager, Stan Lierz, with *Hertz Farm Management* if you have any questions.

IMPORTANT PHONE NUMBERS

Property #'s: 402-697-7500

Bidding #'s: 515-686-0911

or

800-593-5263

Request Break: 515-686-0921