

◆ BUENA VISTA COUNTY LAND AUCTION ◆

11717 M Circle, Omaha, NE 68137
www.Hertz.ag ◆ 402-697-7500 ◆ ScottH@Hertz.Ag



160 Acres, m/l – March 23, 2023 @ 10:00 AM

Virtual Live – Online Only

SELLERS

KEVANE FAMILY, KEVANE FAMILY TRUST, APOSTOLIC NUNCIO OF THE VATICAN, FRANCISCAN MISSIONARIES OF THE ETERNAL WORD & DIOCESE OF SIOUX CITY

AUCTION METHOD & TERMS OF SALE

1. All bidding is open and public. Beneficiaries of the Trust, and members of the family 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 by phone with the assistance of a Hertz staff member.
2. This property will be offered as a single tract of land.
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 per the auction brochure. A 2% buyer's premium will be added to the final bid price to arrive at the final contract price.
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. 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.
7. The successful bidder will be required to execute a Real Estate Sales Agreement at the conclusion of the auction. As successful buyer, within 24 hours of contract signing, your 10% down payment will need to either be wire transferred from your bank to the trust account of *Mack, Hansen, Gadd, Armstrong & Brown, P.C* or given by physical check to Sale Manager, Scott Henrichsen.
8. The sale is subject to confirmation and acceptance of the final bid prices by the Seller(s).
9. Closing will take place on or before April 27, 2023, 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 Seller.
10. The Seller(s) will provide a deed and an updated abstract upon full payment of the purchase price at the time of closing.
11. Full possession of the farmland will be granted at closing. Buyer shall have full farming rights for the 2023 crop year. Full possession of the acreage will be granted June 30, 2023 upon the current tenant vacating the property.

12. Buyer shall be responsible for the cost of the septic tank inspection, and if required, bringing the septic system into compliance with State of Iowa and Buena Vista County requirements.
13. Real Estate Taxes will NOT be prorated to Closing. Sellers will pay the March 2023 tax statement and the Buyer will be responsible for all real estate tax payments thereafter.
14. Any mineral rights owned by the Seller(s) will be transferred to the Buyer(s) at closing.
15. 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(s) 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 auction brochure and the Purchase Agreement, each of which is available for your review, for any applicable disclaimers and disclosures. It is the responsibility of each bidder to become familiar with this information.
16. Hertz Real Estate Services, its auctioneer, and its representatives are agents of the Seller.
17. All real estate is sold subject to all other terms and conditions set forth in the Real Estate Sales Agreement.

Thanks very much for your interest in this auction!
Please contact Sale Manager, Scott Henrichsen, 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