

◆ MARSHALL COUNTY LAND AUCTION ◆

415 S. 11th St., Nevada, IA 50201
www.Hertz.ag ◆ 800-593-5263 ◆ KyleH@Hertz.Ag



261.40 Acres, m/l – August 15, 2023 @ 10:00 AM

Virtual Live – Online Only

SELLER

OAKWOOD FARMS, INC

AUCTION METHOD & TERMS OF SALE

1. All bidding is open and public. Members of the Corporation 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, by phone with the assistance of a Hertz staff member.
2. This land is being offered as Two parcel(s) and will be offered by the Choice and Privilege Method with the choice to the high bidder to take one or both parcels. 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 final total purchase price will be calculated by multiplying the per acre bid amount times the number of acres per the auction brochure. This final sales price may be adjusted up or down based on the pending survey.
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(s) 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 *Hertz Real Estate Services* or given by physical check to Sale Manager, Kyle Hansen.
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 October 5, 2023, or as soon thereafter as applicable closing documents are completed.
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, subject to expiration of existing Farm Lease which expires on March 1, 2024. Buyer(s) shall have full farming rights for the 2024 crop year.
12. Real Estate Taxes will be prorated to October 5, 2023. Any closing credits shall be based upon the most recently ascertainable real estate tax information, and the Buyer(s) will be responsible for all real estate tax payments thereafter.

13. Any mineral rights owned by the Seller(s) will be transferred to the Buyer(s) at closing.
14. A survey will be completed at the seller's expense to confirm the gross acres and legal descriptions. Final sale price will be adjusted up OR down based on the gross surveyed acres for both tracts.
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, Kyle Hansen, with *Hertz Real Estate Services*
if you have any questions.

IMPORTANT PHONE NUMBERS

Property #'s: **515-620-6540**

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

OR

800-593-5263

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