

ACREAGE:

DATE:

1,526.92 Acres, m/l  
In 7 Parcels  
Fremont Co., IA / Nemaha Co., NE / Atchison Co., MO

Bid Deadline:  
November 15, 2024  
2:00 p.m., CST



## Property **Key Features**

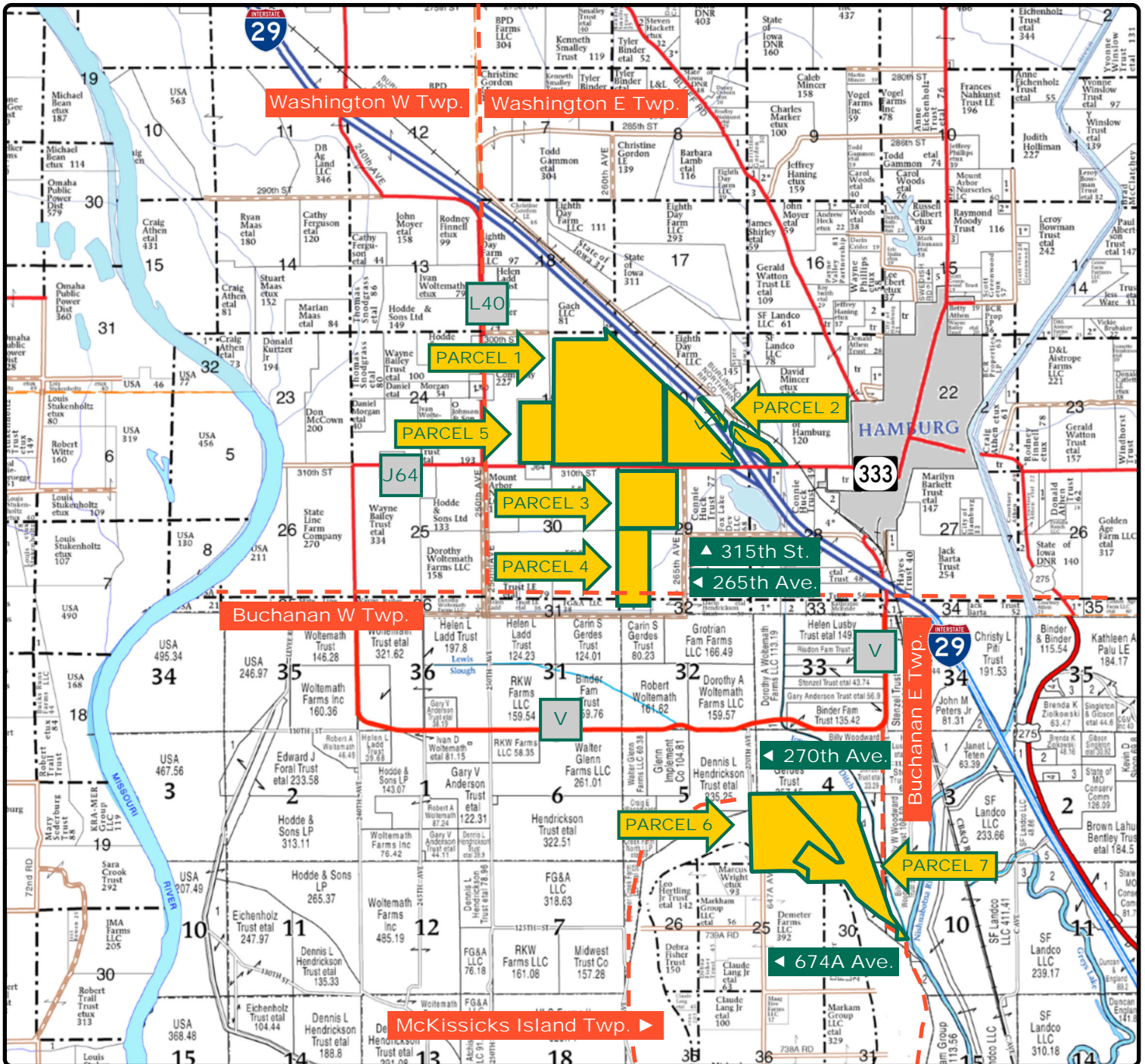
- **Parcel 1 offers Irrigation, Grain Bins, Machine Shed and Work Shop**
- **All Parcels are Between 90-100% tillable**
- **High-Producing River Bottom Farmland, Partially Irrigated**

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Washington E Twp., Fremont County, IA  
 Buchanan E & W Twps., Atchison Co., MO  
 McKissicks Island Twp., Nemaha Co., NE



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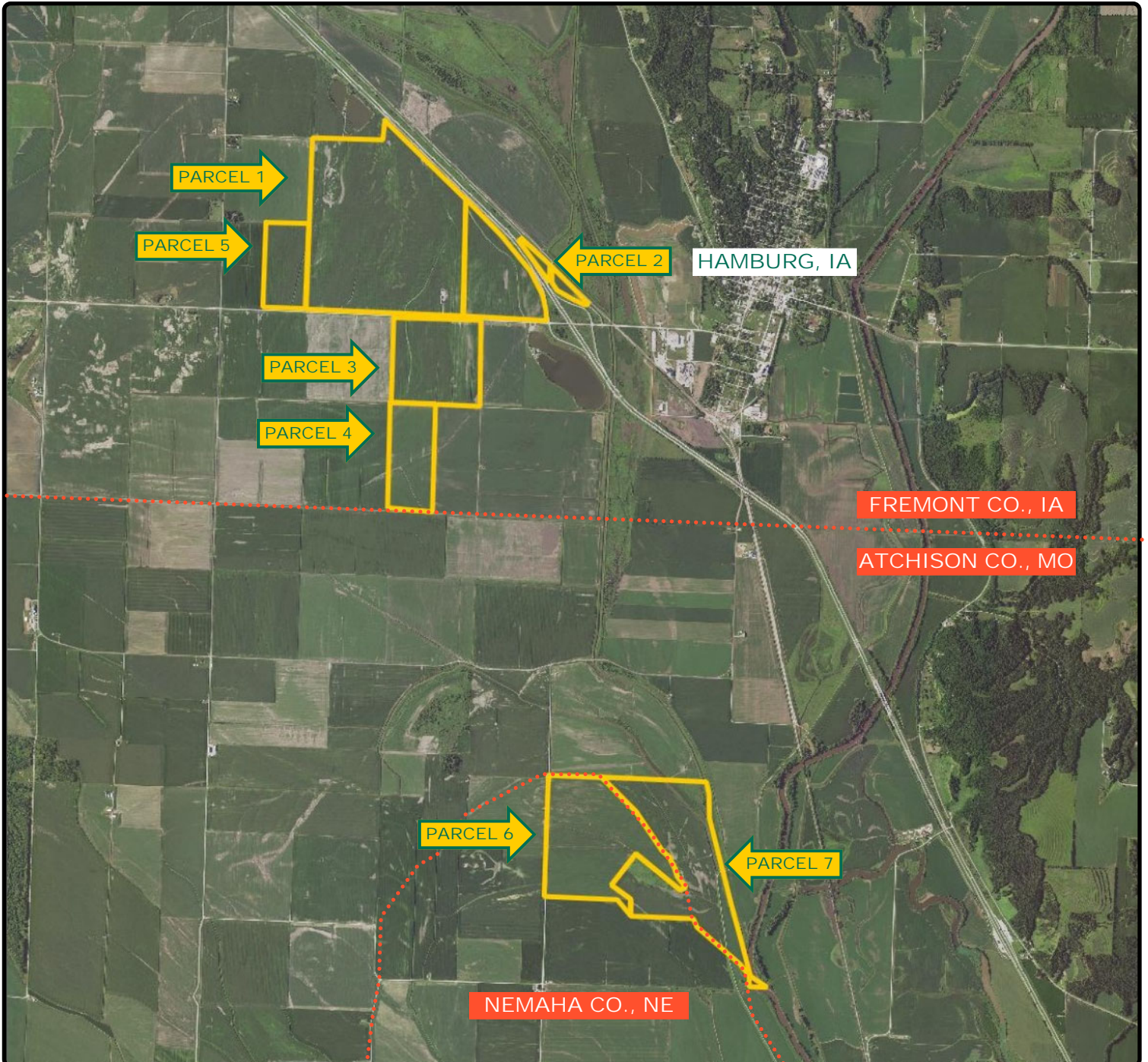
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# Combined Aerial Map

Washington E Twp., Fremont County, IA  
Buchanan E & W Twps., Atchison Co., MO  
McKissicks Island Twp., Nemaha Co., NE



*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres and measurements are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.*

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## Parcel 1

**FSA/Eff. Crop Acres: 548.12\***  
**Corn Base Acres: 272.41\***  
**Bean Base Acres: 272.41\***  
**Soil Productivity: 92.30 CSR2**

*\*Acres are estimated*

### Parcel 1 - Fremont Co., IA Property Information 542.72 Acres, m/l

#### Location

Located 1½ miles west of Hamburg, IA lying on the north side of Highway 333.

#### Legal Description

Part of Sections 17, 18, 19 and 20 all in Township 67 North, Range 42 West of the 5th P.M., Fremont Co., IA. *Final abstract to govern legal description.*

#### Real Estate Tax & Assessments

Taxes Payable 2024-2025: \$25,024.24\*  
 Net Taxable Acres: 542.72  
 Tax per Net Taxable Acre: \$46.11\*  
 Special Assessments: \$6,924.61\*

#### Drainage Assessment.

*\*Taxes & Assessments estimated pending tax parcel splits. Fremont County Treasurer/Assessor will determine final tax figures.*

#### Lease Status

Open lease for 2025 crop year.

#### FSA Data

Part of Farm Number 3781, Tract 3538  
 FSA/Eff. Crop Acres: 548.12\*  
 Corn Base Acres: 272.41\*  
 Corn PLC Yield: 129 Bu.  
 Bean Base Acres: 272.41\*  
 Bean PLC Yield: 129 Bu.

*\*Acres are estimated pending reconstitution of farm by the Fremont County FSA office.*

#### NRCS Classification

NHEL: Non-Highly Erodible Land.

#### Soil Types/Productivity

Primary soils are Keg, Salix and Blencoe. CSR2 on the est. FSA/Eff. crop acres is 92.30. See soil map for detail.

#### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

#### Land Description

Level

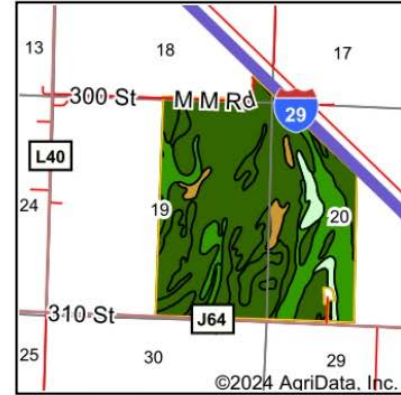
#### Drainage

Natural with drainage ditches. No maps available.

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State: **Iowa**  
 County: **Fremont**  
 Location: **20-67N-42W**  
 Township: **Washington**  
 Acres: **548.12**  
 Date: **10/9/2024**



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 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IA071, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
46	Keg silt loam	305.10	55.7%		lw	98
36	Salix silty clay loam	94.76	17.3%		lw	98
44	Blencoe silty clay	83.00	15.1%		llw	86
436	Lakeport silty clay loam	30.65	5.6%		lw	86
447	Cott loam	19.54	3.6%		lw	60
636	Buckney fine sandy loam, 1 to 3 percent slopes	15.01	2.7%		llls	30
448	Cott clay loam	0.06	0.0%		lw	60
<b>Weighted Average</b>					<b>1.21</b>	<b>92.3</b>

### Buildings/Improvements

- Two 36' x 33' Brock Steel Grain Bins Built in 2013
- 48' x 90' Morton Machine Shed Built in 1995
- 42' x 60' Morton Machine Shed Built in 2001

### Irrigation Information

Included is a Valley 16-Tower Pivot, Model 6000. Seller owns the pivot and well head with tenant owning the diesel motor, generator and fuel tank.

### Water & Well Information

There are two wells located in the NW¼ NW¼ of Section 19.

### Survey

If Parcels 1 and 2 sell to different buyers, a property survey will be completed at expense of Seller and final price will be adjusted up/down based on final gross surveyed acres. The surveyed acres on Parcel 1 will run east to adequately ensure the 16-Tower Pivot irrigated acres remain within Parcel 1.

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## Parcel 2

**FSA/Eff. Crop Acres: 135.08\***  
**Corn Base Acres: 67.13\***  
**Bean Base Acres: 67.13\***  
**Soil Productivity: 92.90 CSR2**

*\*Acres are estimated*

### Parcel 2 - Fremont Co., IA Property Information 134.08 Acres, m/l

#### Location

Located 1½ miles west of Hamburg, IA on the north side of Highway 333.

#### Legal Description

Part of Sections 20 and 21 all in Township 67 North, Range 42 West of the 5th p.m.  
Final abstract to govern legal description.

#### Real Estate Tax & Assessments

Taxes Payable 2024-2025: \$5,867.76\*  
 Net Taxable Acres: 134.08  
 Tax per Net Taxable Acre: \$43.76\*  
 Special Assessments: \$1,840.19\*  
 Drainage Assessment.

*\*Taxes & Assessments estimated pending tax parcel splits. Fremont County Treasurer/Assessor will determine final tax figures.*

#### Lease Status

Open lease for 2025 crop year.

#### FSA Data

Part of Farm Number 3781, Tract 3538  
 FSA/Eff. Crop Acres: 135.08\*  
 Corn Base Acres: 67.13\*  
 Corn PLC Yield: 129 Bu.  
 Bean Base Acres: 67.13\*  
 Bean PLC Yield: 40 Bu.

*\*Acres are estimated pending reconstitution of farm by Fremont County FSA office.*

#### NRCS Classification

NHEL: Non-Highly Erodible Land.

#### Soil Types/Productivity

Primary soils are Keg and Blencoe. CSR2 on the est. FSA/Eff. crop acres is 92.90. See soil map for detail.

#### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

#### Land Description

Level to gently sloping.

#### Drainage

Natural. No maps available.

#### Water & Well Information

None.

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State: **Iowa**  
 County: **Fremont**  
 Location: **20-67N-42W**  
 Township: **Washington**  
 Acres: **135.08**  
 Date: **10/9/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA071, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	
46	Keg silt loam	84.53	62.4%			Iw	98	
44	Blencoe silty clay	35.60	26.4%			IIw	86	
36	Salix silty clay loam	8.21	6.1%			Iw	98	
66	Luton silty clay	3.07	2.3%			IIIw	58	
448	Cott clay loam	2.65	2.0%			Iw	60	
466	Solomon clay	1.02	0.8%			IIIw	IIIw	57
<b>Weighted Average</b>						<b>1.32</b>	<b>*-</b>	<b>92.9</b>

### Irrigation Information

Property does have irrigation potential.

### Survey

If Parcels 1 and 2 sell to different buyers, parcels will be surveyed at expense of Seller and final price will be adjusted up/down based on final gross surveyed acres.

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## Parcel 3

<b>FSA/Eff. Crop Acres:</b>	<b>157.08</b>
<b>Corn Base Acres:</b>	<b>78.07</b>
<b>Bean Base Acres:</b>	<b>78.07</b>
<b>Soil Productivity:</b>	<b>88.30 CSR2</b>

### Parcel 3 - Fremont Co., IA Property Information 156.00 Acres, m/l

#### Location

Located 1½ miles west of Hamburg, IA on the south side of Highway 333.

#### Legal Description

NW¼ Section 29, Township 67 North, Range 42 West of the 5th p.m., Fremont Co., IA. *Final abstract to govern legal description.*

#### Lease Status

Open lease for the 2025 crop year.

#### Real Estate Tax & Assessments

Taxes Payable 2024-2025 \$6,564.00  
Net Taxable Acres: 156.00  
Tax per Net Taxable Acre: \$42.08  
Special Assessments: \$2,105.65 Drainage Assessment.

#### FSA Data

Part of Farm Number 3781, Tract 3538  
FSA/Eff. Crop Acres: 157.08  
Corn Base Acres: 78.07  
Corn PLC Yield: 129 Bu.  
Bean Base Acres: 78.07  
Bean PLC Yield: 40 Bu.

#### NRCS Classification

NHEL: Non-Highly Erodible Land.

#### Soil Types/Productivity

Primary soils are Blencoe, Keg and Salix. CSR2 on the FSA/Eff. crop acres is 88.30. See soil map for detail.

#### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

#### Land Description

Level to gently sloping.

#### Drainage

Natural, with drainage ditches. No maps available.

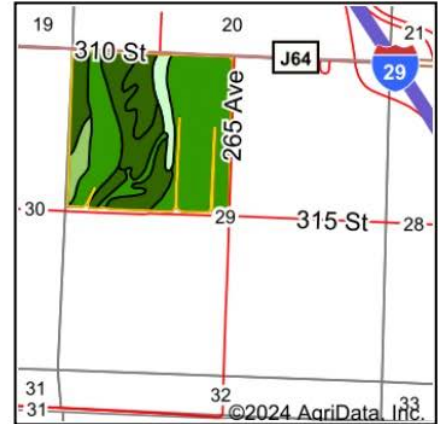
#### Water & Well Information

There is 1 well on the property located along the north boundary, just east of field entrance.

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State: **Iowa**  
 County: **Fremont**  
 Location: **29-67N-42W**  
 Township: **Washington**  
 Acres: **157.08**  
 Date: **10/9/2024**








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Soils data provided by USDA and NRCS.

Area Symbol: IA071, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
44	Blencoe silty clay	87.74	55.9%		IIw	86
46	Keg silt loam	29.09	18.5%		Iw	98
36	Salix silty clay loam	25.32	16.1%		Iw	98
447	Cott loam	8.22	5.2%		Iw	60
244	Blend silty clay	6.71	4.3%		IIIw	75
<b>Weighted Average</b>					<b>1.64</b>	<b>88.3</b>

### Irrigation Information

Included in the sale is an electrical well for irrigation system along north boundary of property with power run underground to center of existing pivot point. Tenant owns the 7-Tower Lindsey pivot and may be willing to sell outside of this sale.

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## Parcel 4

<b>FSA/Eff. Crop Acres:</b>	<b>101.39</b>
<b>Corn Base Acres:</b>	<b>50.39</b>
<b>Bean Base Acres:</b>	<b>50.39</b>
<b>Soil Productivity:</b>	<b>81.30 CSR2</b>

## Parcel 4 - Fremont Co., IA Property Information 99.48 Acres, m/l

### Location

Located 1½ miles west of Hamburg, IA. Take Highway 333 west to 265th Ave., then south to 315th St., which is a maintenance road. Farm will be to the southwest.

### Legal Description

W½ SW¼ Section 29 and W½ government lot 2 in Section 32, all in Township 67 North, Range 42 West of the 5th p.m., Fremont Co., IA. *Final abstract will govern legal description.*

### Lease Status

Open lease for 2025 crop year.

### Real Estate Tax & Assessments

Taxes Payable 2024-2025: \$3,854.00  
Net Taxable Acres: 99.48  
Tax per Net Taxable Acre: \$38.74  
Special Assessments: \$1,136.90 Drainage Assessment

### FSA Data

Part of Farm Number 3781, Tract 3538  
FSA/Eff. Crop Acres: 101.39  
Corn Base Acres: 50.39  
Corn PLC Yield: 129 Bu.  
Bean Base Acres: 50.39  
Bean PLC Yield: 40 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Blencoe, Salix and Cott. CSR2 on the FSA/Eff. crop acres is 81.30. See soil map for detail.

### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### Land Description

Level to gently sloping.

### Drainage

Natural with drainage ditches. No maps available.

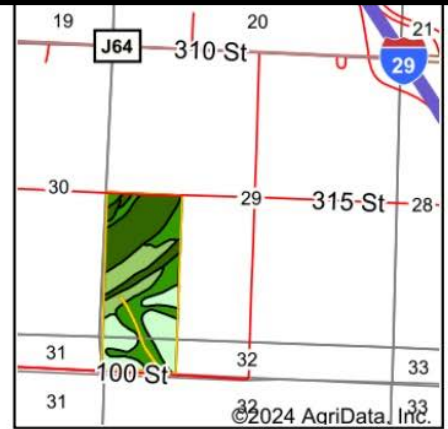
### Water & Well Information

None.

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State: **Iowa**  
 County: **Fremont**  
 Location: **29-67N-42W**  
 Township: **Washington**  
 Acres: **101.39**  
 Date: **10/9/2024**








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Soils data provided by USDA and NRCS.

Area Symbol: IA071, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
44	Blencoe silty clay	29.47	29.0%		llw	86
36	Salix silty clay loam	29.16	28.8%		lw	98
448	Cott clay loam	25.44	25.1%		lw	60
244	Blend silty clay	16.11	15.9%		lllw	75
46	Keg silt loam	1.21	1.2%		lw	98
<b>Weighted Average</b>					<b>1.61</b>	<b>81.3</b>

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## Parcel 5

<b>FSA/Eff. Crop Acres:</b>	<b>80.56</b>
<b>Corn Base Acres:</b>	<b>38.90</b>
<b>Bean Base Acres:</b>	<b>38.70</b>
<b>Soil Productivity:</b>	<b>95.80 CSR2</b>

### Parcel 5 - Fremont Co., IA Property Information 77.48 Acres, m/l

#### Location

Located 1¼ miles west of Hamburg, IA on the north side of Highway 333.

#### Legal Description

E½ SW¼ Section 19, Township 67 North, Range 42 West of the 5th p.m., Fremont Co., IA. *Final abstract to govern legal description.*

#### Real Estate Tax & Special Assessment

Taxes Payable 2024-2025: \$3,536.00  
Net Taxable Acres: 77.48  
Tax per Net Taxable Acre: \$45.64  
Special Assessments: \$977.34 Drainage Assessment.

#### Lease Status

Open lease for 2025 crop year.

#### FSA Data

Farm Number 5136, Tract 1768  
FSA/Eff. Crop Acres: 80.56  
Corn Base Acres: 38.90  
Corn PLC Yield: 145 Bu.  
Bean Base Acres: 38.70  
Bean PLC Yield: 42 Bu.

#### NRCS Classification

NHEL: Non-Highly Erodible Land.

#### Soil Types/Productivity

Primary soils are Keg and Salix. CSR2 on the FSA/Eff. crop acres is 95.80. See soil map for detail.

#### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

#### Land Description

Level to gently sloping.

#### Drainage

Well-drained with natural drainage and drainage ditches. No maps available.

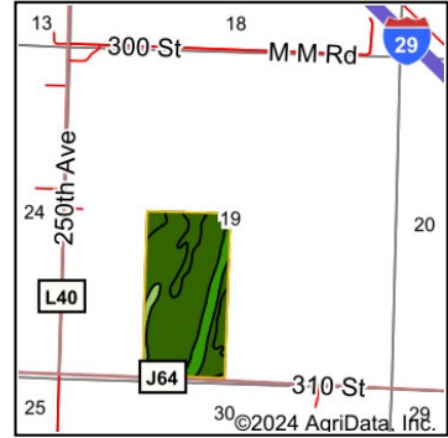
#### Water & Well Information

None.

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State: **Iowa**  
 County: **Fremont**  
 Location: **19-67N-42W**  
 Township: **Washington**  
 Acres: **80.56**  
 Date: **10/9/2024**



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Soils data provided by USDA and NRCS.

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Area Symbol: IA071, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
46	Keg silt loam	56.79	70.5%		lw	98
36	Salix silty clay loam	11.34	14.1%		lw	98
436	Lakeport silty clay loam	9.70	12.0%		lw	86
244	Blend silty clay	2.73	3.4%		lllw	75
<b>Weighted Average</b>					<b>1.07</b>	<b>95.8</b>

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## Parcel 6

**FSA/Eff. Crop Acres: 228.03\***  
**Corn Base Acres: 110.48\***  
**Bean Base Acres: 110.48\***  
**Soil Productivity: 63.50 NCCPI**

*\*Acres are estimated*

Parcel 6  
Nemaha Co., NE and  
Atchison Co., MO  
**Property Information**  
253.62 Acres, m/l

### Location

From Hamburg, IA, go west 4 miles on Hwy. 333, which turns into Co. Rd. J64, then go south 2 miles to V Rd. Turn east on V Rd and go 3 miles to 270th Ave. and turn south. Farm is on the east side of the road.

### Legal Description

Part of Sections 19, 24 and 25 in Township 7 North, Range 15 East of the 6th PM, Nemaha Co., NE; AND Part of NE¼ Section 9, Township 66 North, Range 42 West of the 5th P.M. in Atchison Co., MO. *Final Abstract to govern legal description.*

### Lease Status

Open lease for the 2025 crop year.

### Real Estate Tax & Assessments

**Missouri** Taxes Payable Dec. 2024: \$12.04\*

Net Taxable Acres: 2.72

Tax per Net Taxable Acre: \$4.43\*

Special Assessments: \$24.19\* Drainage Assessment.

**Nebraska** 2023 Taxes Payable March 2025: \$16,941.25\*

Net Taxable Acres: 250.90\*

Tax per Net Taxable Acre: \$67.52\*

Special Assessments: \$866.37\* Drainage Assessment.

*\*Taxes & Assessments are estimated pending tax parcel splits. Atchison Co., MO & Nemaha Co. NE Treasurer/Assessor offices will determine final tax figures.*

### FSA Data

Part of Farm Number 87, Tract 9265

FSA/Eff. Crop Acres: 228.03\*

Corn Base Acres: 110.48\*

Corn PLC Yield: 141Bu.

Bean Base Acres: 110.48\*

Bean PLC Yield: 46 Bu.

*\*Acres are estimated pending reconstitution of farm by Atchison County FSA office.*

### NRCS Classification

HEL: Highly Erodible Land.

Tract contains a farmed wetland.

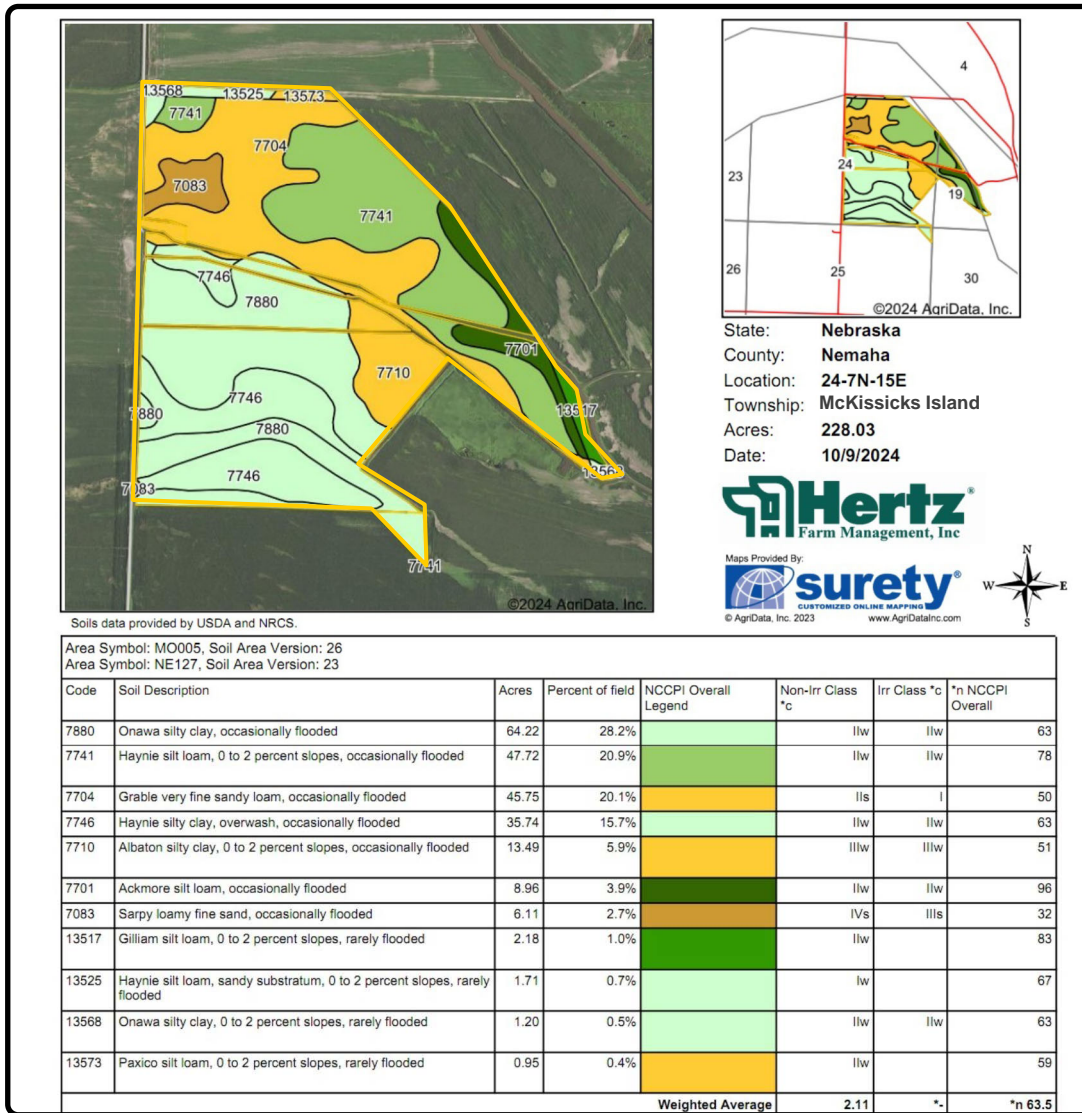
### Soil Types/Productivity

Main soil types are Onawa, Haynie, and Grable. NCCPI rating on the FSA/Eff. crop acres is 63.50. See soil map for details.

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### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### Land Description

Level to gently sloping.

### Drainage

Natural. No maps available.

### Water & Well Information

Well #G128655 located in Section 24 at center of pivot.

### Irrigation Information

Included is a Lindsey 6 Tower Pivot.

### Survey

If Parcels 6 and 7 sell to different buyers, parcels will be surveyed at expense of

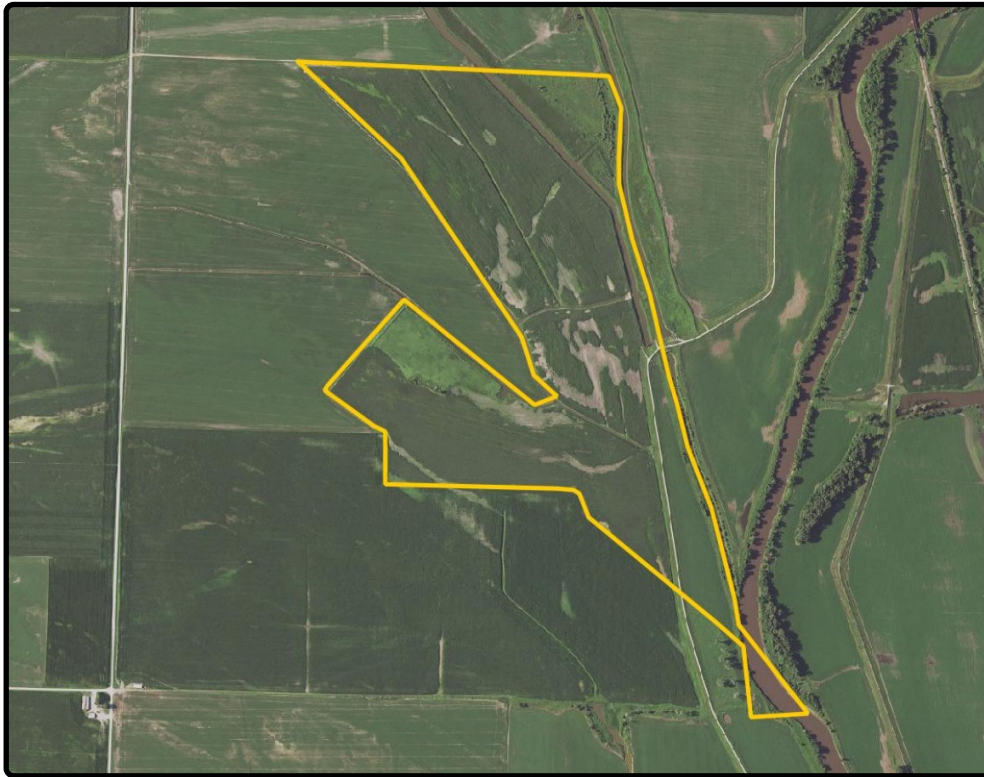
Seller and final price will be adjusted up/down based on final gross surveyed acres.

### Comments

The triangular piece of land on the south border of the property, located in the NE¼ NE¼ NE¼ Sec. 25-7N-15E, is not farmed as part of the subject property. USDA DCP Cropland Acres are not affected. Contact agent for details.

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## Parcel 7

**FSA/Eff. Crop Acres: 203.42\***  
**CRP Acres: 7.90**  
**Corn Base Acres: 98.52**  
**Bean Base Acres: 98.52**  
**Soil Productivity: 60.10 NCCPI**

*\*Acres are estimated*

Parcel 7  
Nemaha Co., NE and  
Atchison Co., MO  
**Property Information**  
263.54 Acres, m/l

### Location

Four miles west of Hamburg, IA on Highway 333, which turns into Co. Rd. J64, head south 2 miles to V Rd. Go east on V Rd. 3 miles, turning south on 270th Ave. Farm is on the east side of the road.

### Legal Description

Part of Sections 19 & 30 in Township 7 North, Range 15 East of the 6th PM, Nemaha Co., NE; AND Part of Section 4, 9 & 10 in Township 66 North, Range 42 West of the 5th PM, Atchison Co., MO. *Final abstract will govern legal description.*

### Real Estate Tax & Assessments

**Missouri** Taxes Payable 2024: \$876.32\*  
 Net Taxable Acres: 191.65\*  
 Tax per Net Taxable Acre: \$4.57\*  
 Special Assessments: 3,053.29\* Drainage Assessment.

**Nebraska** 2023 Taxes Payable 2025: \$4,517.31\*

Net Taxable Acres: 71.89\*  
 Tax per Net Taxable Acre: \$62.84\*  
 Special Assessments: \$2,181.63\*  
 Drainage Assessment.  
*\*Taxes & Assessments are estimated pending tax parcel splits. Atchison Co., MO & Nemaha Co. NE Treasurer/Assessor offices will determine final tax figures.*

### Lease Status

Open lease for the 2025 crop year.

### FSA Data

Part of Farm Number 87, Tract 9264  
 FSA/Eff. Crop Acres: 203.42\*  
 CRP Acres: 7.90  
 Corn Base Acres: 98.52\*  
 Corn PLC Yield: 141Bu.  
 Bean Base Acres: 98.52\*  
 Bean PLC Yield: 46 Bu.

*\*Acres are estimated pending reconstitution of farm by Atchison County FSA office.*

### CRP Acres

There are 7.90 acres enrolled in a CP-23 (11410A) contract that pays \$182.17/Ac., or \$1,439.00 annually and expires 9/30/28.

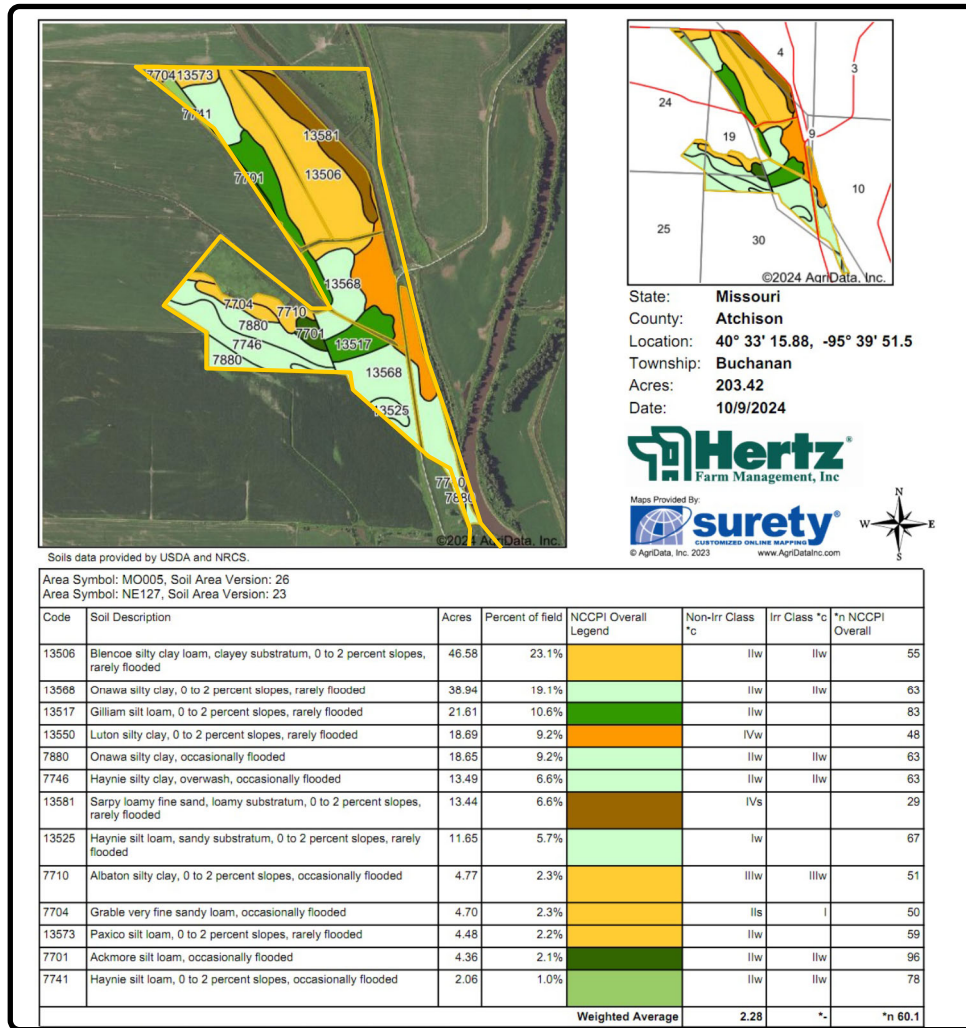
### NRCS Classification

HEL: Highly Erodible Land.  
 Tract contains a farmed wetland.

Scott Henrichsen, AFM  
 Licensed Salesperson in IA, MO & NE  
 716-310-0466  
 ScottH@Hertz.ag

402-697-7500  
 11717 M Circle  
 Omaha, NE 68137  
 www.Hertz.ag





## Soil Types/Productivity

Main soil types are Blencoe, Onawa, Gilliam and Luton. NCCPI rating on the FSA/Eff. crop acres is 60.10. See soil map for details.

## Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

## Land Description

Level to moderately sloping.

## Drainage

Natural with drainage ditches. No maps available.

## Water & Well Information

None.

## Survey

If Parcels 6 and 7 sell to different buyers, parcels will be surveyed at expense of Seller and final price will be adjusted up/down based on final gross surveyed acres.

## Comments

Property includes a Lift Station with a Riceland 720 RPM Well Head.

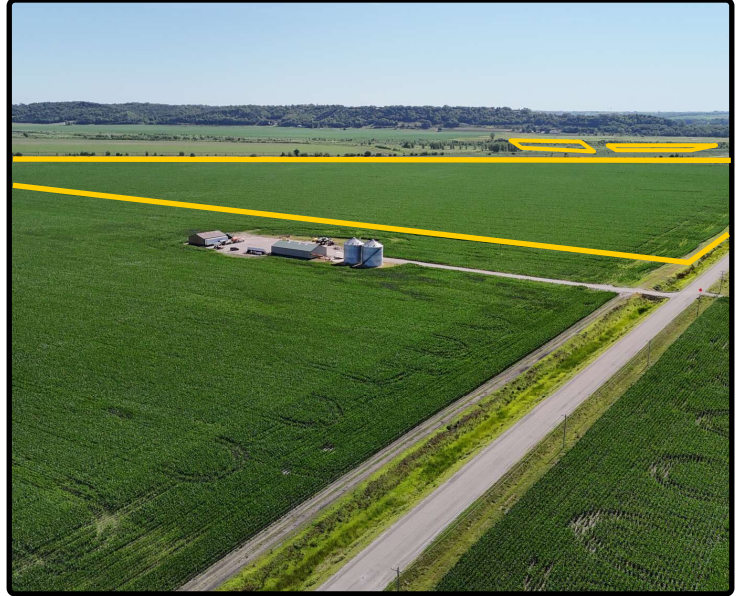
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Parcel 1 - 542.72 Ac. Fremont Co., IA



Parcel 2 - 134.08 Ac. Fremont Co., IA



Parcel 3 - 156.00 Ac. Fremont Co., IA



Parcel 4 - 99.48 Ac. Fremont Co., IA



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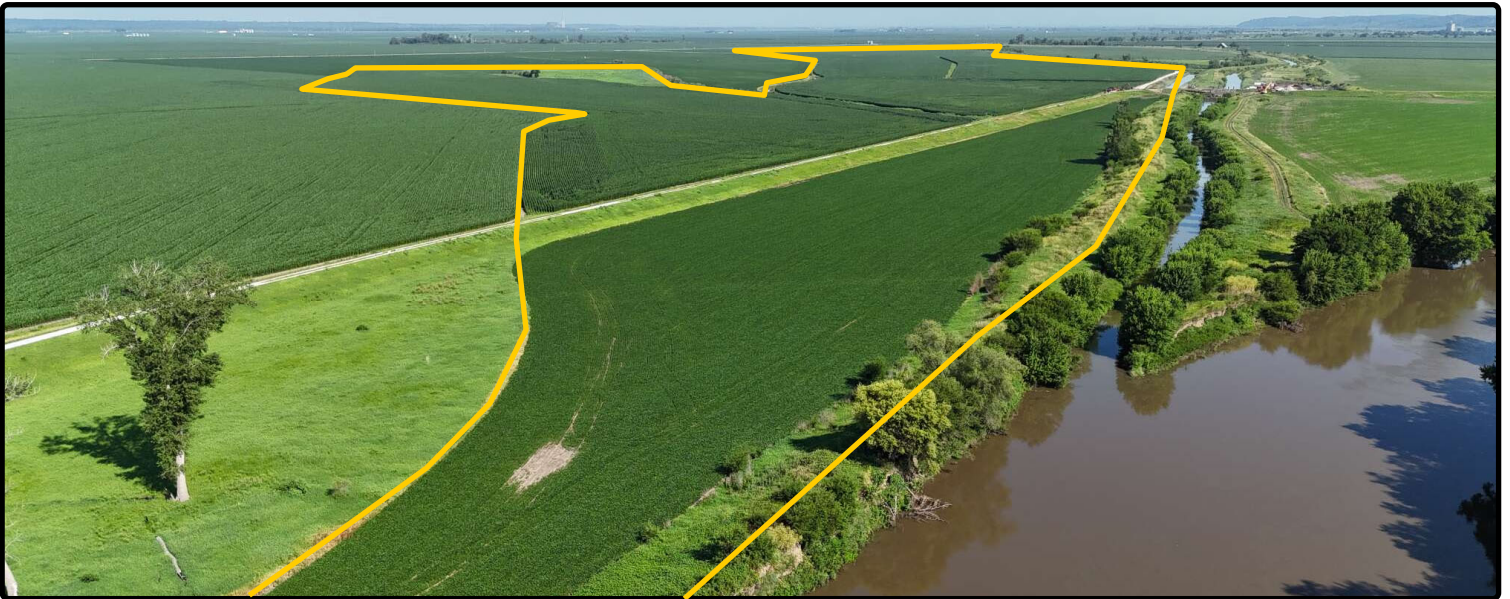
Parcel 5 - 77.48 Ac. Fremont Co., IA



Parcel 6 - 253.62 Ac. Nemaha Co., NE/Atchison Co., MO



Parcel 7 - 263.54 Ac. Nemaha Co., NE / Atchison Co., MO



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**Bid Deadline:** Fri., Nov. 15, 2024

**Time:** 2:00 p.m., CST

**Mail To:**

Hertz Farm Management, Inc.  
Attn: Scott Henrichsen  
11717 M Circle  
Omaha, NE 68137

**Seller**

John M. Wanamaker Trust and  
Jean Good Trust

**Agency**

Hertz Farm Management and their  
representatives are Agents of the Seller.

**Attorney**

Steven Kohn  
Evans & Dixon Attorneys at Law

**Survey**

If Parcels 1 and 2 sell to different buyers, a property survey will be completed at expense of Seller and final price will be adjusted up/down based on final gross surveyed acres. The surveyed acres on Parcel 1 will run east to adequately ensure the 16-Tower Pivot irrigated acres remain within Parcel 1.

If Parcels 6 and 7 sell to different buyers, parcels will be surveyed at expense of Seller and final price will be adjusted up/down based on final gross surveyed acres.

**Method of Sale**

- Parcel will be offered individually and/or in combination.
- Combination offers will require allocations by parcel.
- Seller reserves the right to refuse any and all bids.

**Announcements**

Information provided herein was obtained from sources deemed reliable, but Hertz Farm Management makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Any written updates that may be made prior to the bid deadline will take precedence over previously printed material and/or oral statements. Acreage figures are based on information currently available, but are not guaranteed. Seller is selling property on an “As-Is, Where-Is, with All Faults” condition.

**Bid Submission Process**

To request a Bid Packet, please call Sale Manager, Scott Henrichsen at 402-697-7500.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Farm Management. To be considered, all Sealed Bids should be made and delivered to the Omaha, NE Hertz office, on or before Friday, November 15, 2024 by 2:00 p.m., CST. The Seller will accept or reject all bids by 2:00 p.m., CST on Monday, November 18, 2024, and all bidders will be notified shortly thereafter.

**Terms of Possession**

Winning bidder(s) will be required to submit a 10% down payment within one business day of being notified their bid was accepted. A 1.5% Buyer’s Premium will be added to the final bid price to arrive at the final contract price. Successful bidder are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before December 13, 2024 or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement, subject to the existing lease which expires March 1, 2025. Taxes will be prorated to date of closing.

**Contract & Title**

Upon acceptance of bid by Seller, the successful bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will provide an owner’s title insurance policy in the amount of the contract price **AND/OR** an Abstract of Title for review by Buyer’s attorney (dependent upon State of jurisdiction). If there are any escrow closing service fees, they will be shared by the Seller and Buyer.