♦ BOONE COUNTY LAND AUCTION ♦

415 S. 11th St., Nevada, IA 50201
www.Hertz.ag ♦ 515-382-1500 ♦ KyleH@Hertz.Ag

Hertz® Real Estate Services

249.49 Acres, m/l –November 12, 2026 @ 10:00 AM

Virtual Live – Online Only

SELLERS

E.D. ACRES, LLC

AUCTION METHOD & TERMS OF SALE

1. All bidding is open and public. Members of the LLC 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 land is being offered as 2 parcels 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.
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 the trust account of *Hertz Real Estate Service* or given by physical check to Sale Manager, Kyle J. Hansen.
9. The sale is subject to confirmation and acceptance of the final bid prices by the Sellers.
10. Closing will take place on or before December 10, 2026, or as soon thereafter as applicable closing documents are completed.
11. The Sellers will provide a deed and an updated abstract upon full payment of the purchase price at the time of closing.
12. Full possession of the farmland will be granted at closing. Buyer(s) shall have full farming rights for the 2027 crop year, subject to expiration of any existing Farm Leases, which expire on February 28, 2027.

13. Real Estate Taxes will be prorated to Closing. 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.
14. Any mineral rights owned by the Sellers will be transferred to the Buyer(s) at closing.
15. If necessary, the west boundary line of Parcel 1 will be surveyed, at Sellers' expense.
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 Sellers 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.
17. Hertz Real Estate Services, 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 Real Estate Sales Agreement.

Thanks very much for your interest in this auction!
Please contact Sale Manager, Kyle J. 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**

* ANNOUNCEMENTS MADE BY THE AUCTIONEER TAKE PRECEDENCE OVER THIS PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. *