



Adam Marshall Land & Auction, LLC
17576 HWY 30
Kearney, NE 68845
www.AdamMarshallAuction.com

By participating in the Real Estate Auction for 1409 K Avenue in Cozad, Nebraska, the bidder agrees to the following terms and conditions

FINANCING: This sale is NOT contingent upon the buyer's financing. Prospective buyers should make financial arrangements prior to the auction.

PAYMENT: Earnest money payment due the day following the auction with signing of purchase agreement. The remainder is due upon closing on or before December 6th, 2023

POSSESSION: Full possession will be given at closing.

TAXES: Seller shall pay the 2023 and previous years taxes. The 2024 real estate taxes and future years paid by the buyer.

TITLE: Seller to convey title by warranty deed. Merchantable title will be made available. The cost of title insurance and escrow closing fees to be divided equally between the buyer and seller. Title insurance and escrow services will be provided by the law office Heldt, McKeone, & Copely in Lexington.

PROPERTY CONDITION: The property and improvements are selling in "as is" condition - no warranties expressed or implied to the condition of home or the property.

AGENCY: Adam Marshall Land & Auction are agents representing the seller.

METHOD OF SALE: This will be an online only auction with bidding extensions. If there are any bids placed with less than 5 minutes left, the time clock will reset to 5 minutes each time a bid is placed. Once 5 minutes passes without any bids, the auction will close. The auctioneer will determine the process of the sale and bid increments accepted.

ONLINE BIDDER REGISTRATION: Online bidders will be required to fill out a bid certification form before being allowed to bid. They are available on the website to download. Once completed, submit to Adam Marshall lauren@adammarshallauction.com. They need to be submitted by 12:00PM on November 7th, 2023 to be approved for bidding online.

BUYER'S PREMIUM: There is no Buyer's Premium added to this sale.

SERVER & SOFTWARE TECHNICAL ISSUES: In the event there are problems with the website, server or technology, the auction company reserves the right to extend the bidding or close the bidding.

Adam Land & Auction shall not be held responsible for missed bids or failure of the software to function properly the day of the auction for any reason.

AGE REQUIREMENT: All bidders must be 18 years of age or older



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By signing this certification and submitting it the auction company, I hereby certify that:

1. I understand that if I am the successful bidder, I will be required to sign the agreement of purchase immediately upon notice of being the successful bidder.
2. I understand that by signing this Bid Certification form I agree to all terms and conditions of this auction.
3. I understand that the properties have not been surveyed for this auction. I understand that if the buyer desires a survey it will be at the buyer's expense. The properties are being sold subject to any existing right of way easements.
4. I inspected the property prior to bidding. I understand that all property is selling AS IS; WHERE IS and NO warranties are expressed or implied.
5. **I understand that the property contract will NOT be contingent upon my ability to obtain financing, any inspections contingencies or appraisals.** Upon becoming the high bidder, I understand that I will be required to sign a personal or certified check made for \$10,000. I understand that the earnest money deposit would be forfeited if I failed to close on the property.
6. The remainder of the balance shall be due upon closing on or before December 6th, 2023
7. I understand that the announcements made by Adam Marshall Land & Auction at or prior to the acceptance of the bids, take precedence over any and all preprinted material. I also understand that announcements & preprinted material referencing the property's features & conditions are believed to be accurate, but are not guaranteed. The buyer is responsible for making their own verifications of the property.
8. I understand the buyer will pay Buyer's Closing Cost and sellers will pay Seller's Closing Cost.
9. All registration information the bidder provides to Adam Marshall Land & Auction shall be current, complete, and accurate. All bidders are responsible for any bids placed under their account.
10. I understand that if I fail to sign the purchase agreement immediately upon notice of being the high bidder, I will lose my rights to purchase the property, the auctioneer & seller will have the right to reopen the bidding, sell the property to another bidder & the I will responsible if there is any short fall in price and it will be paid to the auction company.

Signature: _____

Printed Name: _____

Address: _____

Phone: _____ Email: _____ Today's Date: _____

Credit Reference/Loan Company: _____ Loan Officer: _____

Credit Company Phone #: _____

A current preapproval letter will suffice with the buyers name as well. This needs submitted with the bidder form.

Please submit signed Bid Certification forms by 12:00PM on November 7th

Please submit your signed Bid Certification forms to Email:

Lauren@adammarshallauction.com

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