



Adam Marshall Land & Auction, LLC  
17576 HWY 30  
Kearney, NE 68845  
[www.AdamMarshallAuction.com](http://www.AdamMarshallAuction.com)

**By participating in the Andersen Land Auction Real Estate Auction  
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:** The winning bidder(s) will be required to make \$2,500 non-refundable down payment the day of auction with the signing of an Adam Marshall Land & Auction, LLC purchase agreement. Wire transfer, certified or personal check accepted. The balance will be due at closing.

**POSSESSION:** Full possession will be given on 12/30/2024

**TAXES:** Seller shall pay the 2024 and previous years taxes. The 2025 will be paid by the buyer.

**RENTS:** All rents for the 2024 crop year will belong to the seller.

**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 Nebraska Title in Kearney.

**PROPERTY CONDITION:** The property and improvements are selling in "AS-IS WHERE-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 a Live Auction with Online Simulcast bidding available. 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 at [adam@adammarshallauction.com](mailto:adam@adammarshallauction.com). They need to be submitted 24 hours prior to the auction 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 \$2,500 for a non-refundable deposit. 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 for each tract.
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: \_\_\_\_\_

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 24 hours prior to the auction.  
Please submit your signed Bid Certification forms to Email: [adam@marshallbid.com](mailto:adam@marshallbid.com)