



308-532-9300 • LashleyLand.com

Terms and Conditions

By participating in the Ziegler Partition Absolute 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 will be required to make a 20% non-refundable down payment of the winning bid on the day of auction with the signing of a Lashley Land & Recreational Brokers purchase agreement. Certified or personal check and Wire Transfer is accepted. The remaining 80% payment is due at closing.

CONTINGENCY: Sale is contingent on court approval. If for any reason court denies sale, downpayment will be refunded.

POSSESSION: Full possession of the property will be given upon closing.

TAXES: Seller shall pay all the previous year's taxes. The current years taxes will be prorated to the date of closing.

TITLE: Seller to convey title by warranty deed. Merchantable title(s) will be made available. The cost of title insurance and escrow closing fees to be divided equally between the buyer and seller. Title insurance escrow services will be provided by Title Services of the Plains dba Scott Abstract.

PROPERTY CONDITION: The property and improvements are selling in "AS-IS; WHERE-IS" condition - NO warranties expressed or implied to the condition of the property.

AGENCY: Lashley Land & Recreational Brokers are agents representing the seller.

METHOD OF SALE: This will be a Live Auction with Absentee bidding available. Property will be offered as single parcel only. The auctioneer will determine the process of the sale and bid increments accepted. The auction date will be November 21, 2025.

MINERALS: All mineral right owned by the Sellers will pass to the Buyers, if any.

ABSENTEE BIDDER REGISTRATION: Absentee 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 it to Ellie Schad at ellie@lashleyland.com. They need to be submitted on or before November 19, 2025, to be approved for absentee bidding.

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.

Lashley Land & Recreational Brokers shall not be held responsible for missed bids or failure of the software to function properly on the day of the auction for any reason.

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