

HOLLIBAUGH AUCTION TERMS

By participating in the Hollibaugh Farms 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 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 due at closing.

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

TAXES: Seller shall pay the 2024 and previous year's taxes. The 2025 taxes will be paid by Buyer.

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 Southwest Title Company.

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 phone bidding available. Property will be offered as single and combination parcels. The auctioneer will determine the process of the sale and bid increments accepted. The auction date will be November 5, 2025.

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

ONLINE AND ABSENTEE BIDDER REGISTRATION: Absentee bidders are 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. Completed Bid Certification Form must be returned on or before November 3, 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 shut down simulcast viewing and the right to extend 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.

