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Terms and Conditions

By participating in the Joyce L. Bantam Estate 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.

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

TAXES: Seller shall pay all 2025 previous year's taxes. 2026 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 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/Phone bidding available. Property will be offered as multi parcel. The auctioneer will determine the process of the sale and bid increments accepted. The auction date will be January 28, 2026.

OWNED RIGHTS: All subsurface and water rights owned by the Sellers will pass to the Buyers, if any.

ABSENTEE BIDDER REGISTRATION: Absentee/Phone 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 January 23, 2026 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.