



308-532-9300 • LashleyLand.com

TERMS AND CONDITIONS

By participating in the **Bantam Estate Absolute Land 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 2025 and previous year's taxes. The 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 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 Online Simulcast 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 **February 25th, 2026**.

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@lashleyland.com. Completed Bid Certification Form must be returned on or before **February 20th**, to be approved for absentee bidding.

No Exceptions.

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.



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BID CERTIFICATION FORM

Online bidders are required to fill out this form before being allowed to bid

Once completed, submit it to ellie@lashleyland.com

Form must be returned on or before **February 20, 2026**. **No Exceptions.**

**By signing this certification and returning it to
Lashley Land and Recreational Brokers, I hereby certify that:**

1. I understand that if I am the successful bidder, I will be required to wire transfer a 20% non-refundable down payment of the winning bid and sign the agreement of purchase immediately upon notice of being the successful bidder. I understand that the earnest money deposit would be forfeited if I fail to close on the property. The remainder of the balance shall be due upon closing.
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 may or may not have 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.
6. I understand that the announcements made by Lashley Land & Recreational Brokers at or prior to the acceptance of 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.
7. I understand the buyer will pay Buyer's Closing Cost and sellers will pay Seller's Closing Cost.
8. All registration information the bidder provides to Lashley Land & Recreational Brokers shall be current, complete, and accurate. All bidders are responsible for any bids placed under their account.
9. 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 & that I will be 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 Name & Contact Information _____

- A current pre-approval letter with the buyer's name can be submitted with this Bid Certificate Form.
- To be approved for absentee bidding, submit completed Bid Certification Form to ellie@lashleyland.com on or before **February 20, 2026**, (No Exceptions).