LASHLEY LAND AND RECREATIONAL BROKERS

308-532-9300 • LashleyLand.com

Bid Certification Form
Absentee/Phone Bidding Only

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

1. I understand that by signing this Bid Certification Form I agree to all terms and conditions of this auction.
2. I understand that if I am the successful bidder, I will be required to electronically sign the purchase agreement immediately upon notice of being the successful bidder.
3. I understand that the purchase 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 make an immediate 20% non-refundable down payment via wire transfer. I understand that the down payment will be forfeited if I fail to close on the property.
4. I understand that **none** of the property has been surveyed for this auction. If the cropland is sold separately from the range, a survey will be done to legally separate the cropland from the range along the fence lines. An easement will be granted through the rangeland to the cropland prior to closing that will perpetuate with the rangeland. This survey will be the responsibility of the Seller. If property is sold as one unit, and if the buyer desires a survey, it will be at the buyer's expense. All property is being sold subject to any existing right of way easements.
5. 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.
6. The remainder of the balance is due upon closing.
7. I understand that any/all announcements made by Lashley Land & Recreational Brokers 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 Lashley Land & Recreational Brokers 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 & that I will be responsible if there is any short fall in price and it will be paid to Lashley Land & Recreational Brokers.

Signature _____ Printed Name _____

Address _____

Phone _____ Email _____ Today's Date _____

Credit Reference/Loan Company _____

Loan Officer Name & Contact Information _____

A current pre-approval letter will suffice with the buyer's name as well. This needs to be submitted with the bidder form.
Submit signed Bid Certification forms on or before October 29, 2026 to ellie@lashleyland.com.