

SEALED BID CONTRACT

This Sealed Bid is for the purchase of the Lot # ____ which contains ____ acres located along Old Highway 13 in Harrisburg, IL 62946 and further identified by the maps provided online.

I or my representative agree(s) to the following: I (We)

1. Visited and inspected the property;
2. Received, reviewed, understand and agree to the Terms and Conditions of sale;
3. Have done our own due diligence on the property;
4. Are making this Sealed Bid based on our investigation of the property;
5. Have fully completed and filled in the dollar amount of our Bid and Bid Deposit and have executed the Sealed Bid Contract.
6. The winning Bidder agrees to Submit the 10% deposit within 24 hours of being notified they are the winning Bidder.
7. Winning Bidder shall sign a purchase contract provided by the buyer.

Bids are to be submitted prior to the deadline of January 18th at Noon. All bids shall be submitted by email to: jason@kurtzauction.com

Purchasers Name: _____

Address: _____

City, State and Zip Code: _____

Telephone Number: _____ Fax Number: _____

Email Address: _____

Total Bid Amount: \$ _____

10% Bid Deposit Enclosed: \$ _____

Terms and Conditions of the Sale:

Terms for Real Estate: The Buyer shall execute a purchase contract when provided by the Seller. Buyer shall pay 10% of the purchase price as a down payment at the within 24 hours of their bid being accepted. The balance is due with delivery of the deed on or before March 19th, 2024.

Mineral Rights: No mineral rights are included in this sale.

Deed: Seller shall provide a Special Warranty Deed.

Evidence of Title: The Buyer will be responsible for any fees associated with the owner's title insurance policy if one is desired. Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title and similar related matters. All tracts are sold "AS IS".

Real Estate Taxes: The property taxes shall be prorated to the date of closing.

Closing: Closing shall occur on or before March 19th, 2024 at a location designated by the Seller.

Acreage: All tract acreages and proposed boundaries are approximate. After a successfully accepted bid, the Seller will survey the property.

Disclaimer: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. **THE PROPERTY IS SOLD "AS IS, WHERE IS"**. No warranty of representation, either express or implied, or arising by the operation of law concerning the Property is made by the Seller and the Broker and are hereby expressly disclaimed. In no event shall the Seller or Broker be liable for any consequential damages. The information contained herein is believed to be accurate but subject to verification by all parties relying on it. Seller and Broker assume no liability for its accuracy, errors and omissions. All boundary lines and dimensions are approximate. Seller and Auctioneer reserve the right to preclude any person from the bidding if there is any question, in the sole judgment of the Seller and Broker, as to such person's creditworthiness, ability or willingness to close on the purchase of the property, credentials, fitness, etc.

There is **NO BUYERS PREMIUM**. Normal and customary closing costs will apply.

Bidders will be notified of bid results within 24 hours of the Sealed Bid Deadline.

I/We hereby submit the above Sealed Bid and understand and agree to the Terms and Conditions of sale as set forth herewith.

Bidder's Signature

Date