

BIDDER REGISTRATION: ACKNOWLEDGMENT OF KEY AUCTION TERMS

Property: 3450 N. Farm Road 59, Bois D' Arc, MO | **Seller:** Blount Properties, LLC
Auction Company: Tom Kissee Real Estate Co. | **Title Company:** Hogan Land Title Co.

Bidding & Execution

- **Final Authority:** The Auctioneer has sole and final authority over all bidding disputes and may reject bids or withdraw property. Podium announcements on auction day take precedence over all prior printed material.
- **No Reserve:** The property will be sold to the highest bidder(s).
- **Buyer's Premium:** A **3% premium** will be added to the high bid to determine the final Purchase Price. The Auction Company exclusively acts on behalf of the Seller.
- **Contract:** Successful bidders must execute a Purchase Agreement immediately following the auction.

Financial Terms

- **Down Payment:** A **10% non-refundable** deposit (capped at \$100,000) is due immediately upon Purchase Agreement signing, payable to Hogan Land Title Co.
- **No Contingencies:** Sale is **not** subject to financing, appraisals, or inspections.
- **Closing & Possession:** Closing will occur on or before **June 8, 2026**. Possession is granted only after deed transfer; no early entry or storage is permitted.
- **Taxes:** 2026 taxes are prorated to closing.
- **Title:** **Seller** provides marketable title; optional Owner's Title Insurance is at the Buyer's expense.

Property Specifications

- **Sale: "AS-IS" Sale:** Property is sold "**AS-IS, WHERE-IS**" with no warranties regarding zoning, utilities, or condition. Bidders inspect at their own risk.
- **Acreage & Survey:** Acreage is estimated. For unimproved tracts, the price will be adjusted based on final survey results. Seller and Buyer share costs equally **50/50** for a perimeter survey of the tract.
- **Easements:**
 - Sold subject to all existing easements and zoning.
 - New 40-foot access easements will only be recorded if legally necessary for access.
 - Buyers must grant easements for existing shared water/septic lines or new electrical service.
- **Fencing & Signs:** No fences currently separate tracts; all new fencing is the Buyer's expense. Tract signs are for informational purposes only and are not survey markers.
- **1031 Exchange:** Seller reserves the right to execute a tax-deferred exchange; Buyer agrees to cooperate at no additional cost.

Acknowledgement: By signing below, I confirm that I have been provided with, read, understand, and agree to be bound by the full terms and conditions of the auction and shall only bid after such acknowledgement

Signature: _____

Date: _____

Printed Name: _____

Bidder Number: _____

Address: _____

E-Mail: _____

Phone: _____