



308-532-9300 • LashleyLand.com

Terms and Conditions

By participating in the Seller Approved Auction: Platte River Waterfowl Lore, the bidder agrees to the following terms and conditions.

HOW DOES A 'SELLER APPROVED AUCTION' WORK? A Seller Approved Auction is an auction in which the final sale price is not automatically binding to the Seller until it is accepted by the seller. In this seller approved auction, the seller is required to accept or reject the high bid within three (3) business days. If the seller rejects the bid, the sale is nullified, and the high bidder's deposit will be immediately returned. If the seller accepts the bid, the property will close on or before December 10, 2026. The high bidder cannot withdraw the offer once it's declared 'subject to approved', the bid is considered binding to the Buyer until the Seller rejects it.

BIDDING REGISTRATION FORM: Bidders are required to fill out a bid certification form before being allowed to bid. They are available on the website to download. Once completed, submit to Ellie Schad at ellie@lashleyland.com. They need to be submitted at least 48 hours before the auction close to be approved for bidding online.

BIDDING: Opening Bid is \$1,000,000. Bidding ends November 10, 2026 at 5:00 PM Central Time. Bid Certification Form is required before being allowed to bid.

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 electronically sign the purchase agreement immediately upon notice of being the successful bidder. Upon becoming the high bidder, I understand that I will be required to make an immediate 20% down payment via wire transfer. I understand that the down payment will be forfeited if I fail to close on the property.

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

TAXES: Seller shall pay all 2026 and previous year's taxes.

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: All representatives of Lashley Land & Recreational Brokers, Inc. are acting as agents of the seller. are agents representing the seller.

METHOD OF SALE: This will be a Seller Approved Auction. The administrator will determine the process

of the sale and bid increments accepted. The auction date will be November 10, 2026.

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

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.

DISCLAIMER: All information is deemed reliable but is not guaranteed. Buyers are urged to inspect the property and rely upon their own inspections, due diligence, and conclusions. All maps, aerials, acreage illustrations, and boundary lines are for illustrative purposes only and are not intended to represent an actual survey. Existing fence lines may not be located on the actual property boundaries. Announcements made the day of the auction will take precedence over any information provided herein.

WEBSITE TERMS:

1. Lashley Land & Recreational Brokers, Inc., (hereinafter referred to as LL) is providing internet only bidding for this auction. Bidder acknowledges and understands that this service may or may not function correctly at any time, including the auction closing time. Under no circumstances shall Bidder have any kind of claim against LL or anyone else if the internet service fails to work correctly before or during the auction closing time. LL will not be responsible for any missed or failed bids from any source. Internet bidders who desire to make certain their bid is acknowledged should place their maximum bids at least two hours prior to the auction closing time. LL reserves the right to withdraw or re-catalog items in this auction. In the event of any software problem, mistake or other issue, LL reserves the right to extend the closing times, change the extension time, stop, restart or cancel this auction at its sole discretion.
2. LL may refuse registration and bidding privileges to anyone for any reason. Bidder agrees to provide any identification LL may request including but not limited to: driver's license & state ID card. Bidder agrees to comply with any stated additional terms or conditions.
3. Any/all Purchasers will be expected to rely upon his/her personal inspection or investigation of the property being offered at the Auction, or that of an approved party to Buyer, and not upon any representation of warranty or condition by the Seller or LL. Seller or LL will, in NO WAY, be held responsible for any discrepancies, damage or loss of any property of the Buyer.