# RANCH & FARM AUCTIONS

WHITETAIL PROPERTIES REAL ESTATE, LLC | SEALED BID OFFER

## Property and auction terms

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|---|---|
| **PROPERTY** | Ashley Co, AR 5230 |
| **BID DEADLINE** | December 16, 2026 at 5:00 PM |
| **AUCTION FORMAT** | Sealed bid auction only; bidding by the acre |
| **LAND SPECIALIST** | Blake Shelby |
| **BUYER PREMIUM** | 10% |
| **REAL ESTATE TAXES** | Prorated to date of closing |
| **FARM TENANCY / RENTS** | Open tenancy / No rents |
| **MINERAL RIGHTS** | Seller-owned rights convey |
| **CLOSING** | On or before 30 days from seller acceptance |
| **DOWN PAYMENT** | 10% |
| **POSSESSION** | At closing |
| **SURVEY** | 50/50 buyer/seller split; see detailed terms |
| **SALE STATUS** | Subject to seller acceptance |

**CLOSING COSTS**

Seller pays preliminary title search, deed preparation, transfer tax, outgoing wire and seller overnight fees. Buyer pays other closing costs. Seller conveys by Special Warranty Deed.

| Tract | Approx. acres / legal description | Bid per acre ($) |
|---|---|---|
| **1** | 42+/- acres pt S11 T19N R7W | |
| **2** | 173+/- acres pt S11, S14 T19N R7W | |
| **3** | 311+/- acres pt S11, S14 T19N R7W | |
| **4** | 99+/- acres pt S13 T19S R7W | |
| **5** | 100+/- acres pt S13 T19S R7W, S18 T19S R6W | |
| **6** | 232+/- acres pt S18 T19S R6W | |
| **7** | 360+/- acres pt S23 S24 S14 T19 R7W | |

Complete the remaining tracts and bidder information on page 2.

| Tract | Approx. acres / legal description | Bid per acre ($) |
|---|---|---|
| **8** | 295+/- acres pt S23 S26 T19 R7W | |
| **9** | 135+/- acres pt S23 S26 T19 R7W | |
| **10** | 368+/- acres pt S27 S26 S34 S35 T19 R7W | |
| **11** | 88+/- acres pt S34 T19 R7W | |
| **12** | 136+/- acres pt S35 T19 R7W | |
| **13** | 2339+/- acres pt S11, S14, S13, S18, S23, S24, S26, S27, S34, S35 T19 R7W and S18 T19S R6W | |
| **14** | 5230+/- acres: parts of S8, S17, S18, S19, S20, S3, S31, S30 T18S R6W; S1, S2, S11 T19S R7W; S36 T18S R7W; and listed portions of T19 R7W and S18 T19S R6W | |

## BIDDER INFORMATION

**Buyer 1 name**

**Buyer 2 name**

**Street address**

**City / State / ZIP**

**Phone**

**Email**

**Buyer 1 signature** **Date**

**Buyer 2 signature** **Date**

## Submission instructions and terms of sale

Terms and Conditions attached. Buyer agrees to enter into a Purchase Agreement within 24 hours of notification of the winning bid and submitting 10% (ten percent) deposit to the Title Co on the purchase contract by certified funds, wire transfer or personal check within 24 hours. Buyer agrees to his/her digital signature being placed in the 'Buyer' blanks and understands that the digital signature has full force and effect as Buyer's original signature.

All bids must be received no later than 5:00 pm 12.16.26. Please submit your highest and best offer as there will be no oral bidding or second chance bids.

The Auctioneer or Listing Broker will present all bids to the Seller no later than 72 hours after bid deadline. All bidders will be notified by phone or email following the acceptance of any bids.

All bids must be in writing with a signature and submitted by email or mail to the following addresses, bidders can also request the Sealed Bid From be sent securely thru DocuSign for a digital signature. Bidders can submit their bid online thru the online bidding portal. ALL BIDS ARE CONFIDENTIAL. Bid amounts are not publicly displayed, and bidders cannot view competing offers. If submitting by mail, we recommend using delivery confirmation method to ensure your bid has been received.

Email: directors@ranchandfarmauctions.com

Mailing Address: Ranch & Farm Auctions, LLC

115 W. Washington St, Suite 900

Pittsfield, IL 62363

Attn: Directors

Phone Inquiries or requests: (217) 922-0811

## TERMS AND CONDITIONS

**BIDDERS: By submitting a sealed bid to purchase above described real estate, the Bidders agree to participate and are representing to the Auctioneer, Auction Company, Broker and the seller that you have read and agree to be bound by the terms and conditions for this sale as stated herein. Bidders acknowledge they are making an irrevocable legal and binding offer to purchase the real estate described.**

**NO CONTINGENCY SALE: All properties are sold "AS IS, WHERE IS" with no financing, appraisal, inspection or other contingencies to sale. Broker and Auction Co represent the Sellers only and do not inspect properties on bidder's behalf. Do not bid if you have not inspected the property(s). By bidding you agree to all disclosures.**

**PURCHASE PRICE;**

Tracts sold by the acre - The contract will indicate the current acreage, bid per acre and the high bid will be the current acreage multiplied by the high bid per acre.

**AUCTION STATUS; DEFINITIONS OF TERMS**

**SUBJECT TO SELLER ACCEPTANCE: The high bid is an offer subject to seller approval; acknowledgment of the high bidder or closing of bidding is not an announcement that the property has sold. Seller approval, any required court or third-party approval, and the manner of acceptance are governed by the purchase agreement and applicable law.**

**AGENCY AND BIDDER REPRESENTATION**

## Terms of sale (continued)

Ranch & Farm Auctions, LLC and Whitetail Properties Real Estate, LLC, and their participating licensees, represent the seller unless a different lawful agency relationship is expressly disclosed in writing. Prospective buyers should obtain their own legal, tax, title, survey, environmental and other professional advice.

**BUYER DEFAULT; REMEDIES**

Failure to timely execute required documents, deliver the deposit or close may constitute default. Remedies, including damages, retention of deposit where enforceable, resale expenses, and specific performance where available, are governed by the executed agreement and applicable law. Seller default and buyer remedies likewise are governed by the executed agreement and applicable law.

**DISCLOSURES; CORRECTIONS; ANNOUNCEMENTS**

Required statutory disclosures and property-specific addenda are incorporated as specified in the purchase agreement. Corrections and changes will be made available to bidders before the affected bidding closes. Auction-day announcements and written updates control over earlier marketing statements to the extent lawful, but may not override an executed contract or mandatory disclosures. Bidders must review the final posted terms and updates.

**DEED AND TITLE COMMITMENT: Buyers receive a deed and Title Insurance Policy as provided by the Closer indicated in the Contract. Current year's taxes are pro-rated through day of closing as is customary.**

**DEPOSIT: Each high bidder must make a 10% non-refundable deposit immediately following notification of winning bid. Cash, cashier's checks, personal checks and business checks (electronically processed) are accepted. The balance of the purchase price and all closing costs are due within 30 days of final execution of the Purchase Contract.**

**ACCEPTANCE OF BIDS: All sealed bid auctions are subject to court or seller approval. Most sales are approved within 3 days after review of all bids. Buyers are not allowed possession until Closing and filing of the deed unless other arrangements have been made with the seller. If for any reason the court or Seller approval is not granted, the Down Payment shall be returned in its entirety to the high bidder. "Showing" requests from Buyers after the auction may not be able to be accommodated.**

**DISCLAIMER AND ABSENCE OF WARRANTIES: Auction Co, Broker and the Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for this sale. Bidders are strongly urged to rely solely upon their own inspections and opinions in preparing to purchase property and are expressly advised to not rely on any representations made by the Seller or their agents and employees. Property information may change without notice and potential purchasers should investigate all data fully before relying upon it. All information has been derived from sources deemed to be reliable but Auction Co, Broker and Seller make no warranties to the accuracy of that information**

**AGENCY: Auction Co, Broker and associates represent the seller only in the sale of this property.**

**TIE BIDS: In the rare occasion that there are tie bids, those bidders will be notified and have 48 hours to submit their final and best offer to break the tie.**

**SURVEY: No survey is required if Tract 14 is the highest bid accepted. All other configuration will require a survey. That cost will be split 50/50 between buyers and sellers of each tract**

**LEASES AND GOVERNMENT CONTRACTS: No current leases or contracts on this described real estate. Real Estate sales free and clear of any leases.**