



AUCTION TERMS

ONLINE AUCTION WITH RESERVES

Buyer's Premium: NONE

Bidding will open **Wednesday, August 12th, 2026, at 12:01 AM CDT** and close **Friday, August 14th, 2026, at noon CDT**. This online auction will have reserves on all tracts and features bidding extensions. If a bid is received on ANY tract within five minutes of the closing time, the bidding will be extended to five minutes on ALL tracts. The auction will end for all tracts when there has been five minutes of no bids received. Tracts to be sold in the manner that yields the highest net price, as follows: all tracts will be offered separately, then all four tracts will be offered together. Highest net option will be the winner(s). Once bidding has closed on individual tracts, it will re-open for 1 +/- hour for bidding on the farm as a whole. Again, any bids received in the last 5 minutes of this whole farm bid period will extend bidding for another 5 minutes until no more bids have been received. At this time, the option yielding the highest net price will be determined and that scenario will be the winning bid.

Bidding will be by the acre. The final bid per acre multiplied by the total acres will determine the final purchase price. The Purchase Contract will indicate the total acreage, bid per acre, and final purchase price. Sales are not contingent upon any surveys. The high bidder must sign a Purchase Contract immediately following the auction, which can be sent via DocuSign or similar e-signature service. Closing will be subject to the title policy. A non-refundable earnest deposit of 10% will be collected immediately following the sale. This can be made by check or wire transfer to McNabb Pursley and Porter, LLC. If the buyer defaults on the purchase, the earnest money shall be forfeited.

Registration for the auction finalizes each bidder's agreement to the terms and conditions of sale as stated in the Contract and its Addenda, which are incorporated by reference into your bidding. Do not bid until you have read and agree to the terms and conditions. By bidding, you are representing that you have read and agree to be bound by the terms and conditions for this sale as stated herein. DO NOT BID unless you have registered and have read and agreed to be bound by the terms of sale in the Contract as they are enforceable against you upon becoming a high bidder.

Closing date shall be within 28 days of the sale date and conducted by McNabb Pursley and Porter, LLC out of Butler, Missouri. Title insurance and closing costs will be split 50/50 between the buyer and seller.

Online Bidding: Bidders use the online bidding platform at bidder's sole risk. Midwest Land Group LLC is not liable for any interruptions, unavailability, delays, or failure in the online bidding platform, including errors or omissions related to the submission or acceptance of online bids. Midwest Land Group LLC has the authority to establish all online bidding increments and has the right to refuse, reject, or disqualify any bidders who are believed to be fraudulent, illegitimate, not competent, or in violation of any terms and conditions. Midwest Land Group LLC has the right to extend, pause, or delay the auction at the Seller's discretion. By participating in the online bidding process, bidders release Midwest Land Group LLC and its affiliated contractors and employees from any claims, losses, or damages resulting from interruptions, disruptions, or failures related to online bidding.



DISCLAIMER

Properties sold “as-is where-is, with all faults” without representation or warranty of any kind: All properties are sold “AS IS, WHERE IS” with no financing contingency, inspection contingency, or other contingencies to sale. Read and review the Contract and supplemental documents to determine the existence of any disclosures, exclusions, representations, and disclaimers. Do not bid if you have not inspected the property(s). By bidding, you agree to all disclosures. All real estate shall be sold in its present “as is/where is” condition without any implied warranties or guarantees from the seller or Midwest Land Group LLC. All real estate is selling subject to any leases, roadways, easements, restrictions, and rights of way, and Seller approval.

Midwest Land Group LLC represents the Seller only and does not inspect property(s) on the bidder’s behalf. Midwest Land Group LLC and the Seller expressly disclaim any liability for errors, omissions, or changes regarding any information provided for these sales. Please read the Contract and supplemental documents for a full and complete understanding of any and all disclaimers. Bidders are strongly urged to rely solely upon their own inspections and opinions in preparing to purchase property and are expressly advised not to 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.

The information contained herein is believed to be accurate, but Seller and Midwest Land Group do not warrant any information contained within the description. All lines on maps are approximate, and buyers should verify the information. All stated measurements including but not limited to acreage, sq footage, map dimensions, and/or sketches, are stated for marketing purposes only unless it is stated that the measurements are verified by an independent surveyor or other source. All measurements shall be assumed to be approximate or more/less and obtained from sources to be considered reliable such as: government tax records, mapping software, assessor’s office records or FSA maps. Legal descriptions may be subject to existing fence/field boundaries. No warranty is expressed or implied as to the exact acreages of property. The purchase price based on these measurements entered on the purchase agreement is final unless buyer and seller have agreed otherwise in writing prior to signing. If exact acreage or square footage is a concern, the Property should be independently measured. Auction Terms are subject to change and will take precedence over any and all prior terms, advertising, or announcements.

CONTACT

Contact **Scott Sudkamp** at **(417) 321-5427** for additional questions and showings.