

Thompson Terms and Conditions

MANNER OF SALE: The Property is being offered as one tract only.

PRICING: All bidding is on a per assessed acre basis. The final purchase price will be the number of assessed acres times the final high bid.

TERMS: Upon acceptance of the final high bid received, the successful bidder will be required to sign a Colorado approved Contract to Buy and Sell Real Estate - Land. A 10% earnest money check shall accompany the Contract. The balance is due in cash or other acceptable good and sufficient funds at Closing. **Bidding is not contingent on financing.** If necessary, all financing must be arranged prior to bidding.

CLOSING: Closing shall occur within 25 days after bidding stops.

TITLE: Title to the land will be guaranteed merchantable by Title Insurance provided by Guaranty Abstract and Title Co., equal to the Selling Price, and subject to all Title Commitment Exceptions, easements, and prior reservations of record. At Closing, the Buyer shall receive a Special Warranty Deed. The Title Insurance Premium shall be paid by the Seller.

MINERALS: None. Seller doesn't own any.

INSPECTION: It is the Bidder's responsibility to confirm all data and information presented and come to their own conclusion as to its authenticity. The Property is being sold **AS IS** without warranty as to conditions or terms.

CRP: The 2025 CRP payment due and payable September 30, 2025 will be prorated between Buyer and Seller to the date of closing.

ACREAGES: All acreages were derived from either the Prowers County Assessor's office or the Prowers County USDA-FSA office.

REAL ESTATE: The 2025 Property Taxes will be prorated to the date of Closing.

BROKERS DISCLOSURE TO BIDDERS: Information provided herein was obtained from sources deemed reliable, but Cruikshank Realty, Inc. makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made on the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available but are not guaranteed.