

Terms and Conditions:

BIDDING TERMS & CONDITIONS

Great Plains Land Company – **Holland Land Auction (3 Tracts) 9/17/2026 @ 10:30 a.m. MDT (Live, Online, & Phone)**

BIDDING PROCEDURE

This property will be sold in (3) tracts through a live, online, and phone bidding auction hosted by Great Plains Land Company. The Auction will start on **September 17th, 2026 @ 10:30am MDT at the Wallace County Fair Grounds - 316 W. Ramon Street, Sharon Springs KS 67758 (CAB Building).**

The auction will remain open as long as active bidding continues.

To participate:

1. Visit www.greatplainslandcompany.com, click on the “Auctions” tab, and register under the appropriate property listing.
2. Registration must be reviewed and approved by Great Plains Land Company before bidding access is granted.
3. For bidding or registration questions, call **(970) 227-1230** or click “Get Help” on the auction’s webpage.

BIDDER QUALIFICATIONS

To be approved to bid, all prospective buyers must review and agree to the full Due Diligence Documents which include detailed terms and conditions, property disclosures, title commitments and sample contracts. Great Plains Land Company retains the right to approve or reject any bidder or bid. Bid increments are set at the discretion of the auction team. To request Due Diligence Documents, visit the listing on our website or contact **Daniel Hunning at (970) 227-1230**.

SALE FORMAT & TERMS

This is a **live/phone/online auction** subject to a **Reserve** and if the reserve is not achieved it will be based solely on the **Sellers approval**. The property will be sold in nine tracts, with bidding based on the total purchase price (not per acre). The Seller reserves the right to accept or decline any or all bids if below the reserve amount.

● CONTRACT EXECUTION

At the close of the auction, the winning bidder(s) will promptly sign a Brokerage Relationships Brochure, Wire Fraud Disclosure, and enter into a Agricultural Land Real Estate Contract. A **10% earnest money deposit** is due at signing and will be held by **Outback Title & Escrow - Sharon Springs, KS**. The sale is not contingent upon financing. All terms of the Due Diligence Documents will be incorporated into the contract. A sample contract is available prior to the auction.

CLOSING DETAILS

Closing will occur on or before **October 16th, 2026**. Buyers must deliver certified funds for the remaining purchase balance, pay their portion of closing costs, and sign all necessary documents. **Outback Title & Escrow - Sharon Springs, KS** will handle the closing, with fees split equally between Buyer and Seller.

TITLE & DEED

The Seller will provide marketable title via **Warranty, Trustee's, or Personal Representative's Deed**, free of liens. Title Insurance will be issued, and the premium will be split 50/50. Buyers can review a preliminary title commitment within the Due Diligence Documents and will receive an updated version post-auction, followed by an owner's policy after closing. Property will be conveyed subject to standard exceptions (e.g., roads, easements, mineral reservations, recorded restrictions).

POSSESSION

Possession will be upon closing subject to tenant rights with the verbal 1/3 Owner 2/3 Tenant crop-share lease on all the tillable acres and a verbal cash lease on all the pasture acres.

PROPERTY CONDITION

Property is being sold **AS-IS, WHERE-IS**, with no warranties or representations from the Seller. Buyers are encouraged to conduct their own inspections and due diligence prior to bidding.

WATER RIGHTS & EQUIPMENT

Includes Seller Owned well permits, pumps, and related equipment appurtenant to the land (if any).

GROWING CROPS

Seller to retain 100% the Seller's Share of the 2026 Corn Crop (if any)

2026 CASH LEASE PAYMENT (PASTURE)

Pasture cash lease payment for 2026 to be prorated to the date of closing.

CRP INFORMATION

There are no CRP acres on any of the tracts.

FSA BASE ACRES

All base acres and yields will be transferred to the Buyer as outlined in the Due Diligence Documents (FSA 156ez form).

TAXES

2026 property taxes to be prorated to the date of closing.

LEGAL DESCRIPTION

The legal description is based on current field/fence boundaries and may differ slightly from recorded documents. Note: If tract #1 & tract #2 are sold separately a survey will need to be completed before closing with acreage and exact boundaries being subject to a survey being completed and recorded. If a survey is needed, it will be at the expense of the Buyer(s) and split equally between both.

MINERAL RIGHTS

100% of the Seller's Owned Mineral Rights to Transfer (if any).

NOXIOUS WEEDS

There may be areas with noxious weeds present. Their extent and location are currently unknown.

ACREAGE DISCLOSURE

All acreages are estimates based on FSA aerial imagery or County Tax Records and may differ from each other. Sale price is for the total parcel regardless of actual surveyed acreage. No adjustments will be made for discrepancies on the stated acreage.

ANNOUNCEMENTS & DISCLAIMERS

Information provided is deemed reliable but is not guaranteed. Great Plains Land Company and Seller assume no liability for errors or omissions. Property maps are for location reference only and are not surveys. Great Plains Land Company may require financial references and reserves the right to deny bids at its discretion. Bid increments are also at the sole discretion of the auction team.

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