

Tract 1: Terms & Conditions:

This will be a 1 year cash rent agreement for the 2017 crop year, starting April 1st, 2017 and ending April 1st, 2018 consisting of 67 tillable acres. Crops can consist of beans or corn; however a cover crop must be planted after harvest if a corn crop has been planted. Fertilizer must be put on at a minimum rate to grow 45 bushel beans or 145 bushel corn. Receipts of the fertilizer must be produced to the lessor. The farming method must be minimum till or no till.

ALL SALES ARE FINAL. Your bid is a contract to lease should you win. By bidding, the bidder shows acceptance of the terms of the auction. The auction company reserves the right to refuse service to any person. Bidding will take place on a per acre basis (your bid X 67 acres). In order to bid you must provide a valid credit card. By providing your credit card information, you authorize United Country Land Pros LLC to charge your credit card a \$1,000 non-refundable deposit if you are the successful bidder. Please contact us for any other payment methods. The remaining balance will be due April 1st, 2017, at this time we will enter into a standard rental agreement.

Soft Close: Additionally, if a track receives a bid within the last 5 minutes, then the close time will be extended 5 minutes from the time the bid is placed. The time will continue to be extended for 5 minutes with each newly placed bid and the item will not close until 5 minutes have elapsed with no additional bid activity. This does eliminate "snipers" from our internet auctions. Please be certain that we have taken every precaution to set the site up in a transparent manner that allows for the fairest environment for both buyers and sellers.