



TERMS AND CONDITIONS OF AUCTION - #2501

REALTY MARKETING/NORTHWEST AUCTION INFORMATION OFFICE

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DATASITE / SUPPLEMENTAL INFORMATION PACKAGES

Auction Properties #100-#109

Additional property information is available on Datasite.

Non-Disclosure Agreement (NDA) must be executed prior to receiving access.

Auction Properties #110-#114

Supplemental Information Packages are available that include all pertinent data provided by Seller.

Contact Auction Information Office at info@rmnw-auctions.com or 1-800-845-3524 for access to Datasite or to order supplemental information.

PORTFOLIO PUBLISHED RESERVE

Seller has established a Portfolio Published Reserve Price of \$21,225,000, or \$5,112 per acre, for Auction Properties 100-109. Amount has been allocated to each of ten individual tracts. Bidders can submit portfolio, individual, or combination bids as part of Auction. Sale of Auction Properties 100-109 is subject to total bids in the aggregate to equal, or exceed, Portfolio Published Reserve Price of \$21,225,000. **Seller has option to accept either the highest portfolio or individual bids which in the aggregate equal, or exceed, the Portfolio Published Reserve Price of \$21,225,000.**

(Auction Properties #110-#114)

The Idanha area properties are each offered with Published Reserve Price, the number Seller is obligated to accept on an AS IS basis.

Escalation clauses are not allowed.

SEALED BID

Sealed Bids must be received no later than 5:00 p.m., June 11, 2025.

Auction Properties #100-#109

Five percent (5%) of bid amount is due within three business days of bid acceptance and is to be wired to Ticor Title Company.

Auction Properties #110-#114

Ten percent (10%) of bid amount as earnest money deposit is due with bid submission. Checks should be made payable to Realty Marketing/Northwest Client Trust Account.

Due diligence should be completed prior to bid submission. Bidders will be notified of acceptance or rejection of bid no later than five business days after bid submission deadline. Escrows will close within 45 days of bid acceptance.

COOPERATING BROKERS

(Auction Properties #100-#109)

Buyers are responsible for any commission due buyer's broker.

(Auction Properties #110-#114)

Commission of 2% will be paid to real estate broker whose Buyer closes on a purchase of Auction Properties #110, #111, #112, #113, or #114. Cooperating broker must be licensed by his/her state of

residence, or be a salesperson licensed under such broker. Cooperating broker commission will be paid on close of escrow, and will not share in any payment of liquidated damages.

Buyers must register their real estate broker on Sealed Bid Form.

No real estate broker will be recognized where the Buyer has previously contacted, or been contacted by, Seller or by RM/NW, concerning Auction Property purchased. No commission will be paid to any real estate broker participating as principal in purchase of a property. Commission will be earned and paid on full and final closing by Buyer on conveyance of property, and receipt to Seller of full purchase price.

CLOSINGS AND COSTS

All sales must close within 45 days of June 11, 2025 due date, unless extended by Seller in writing. Prior to making a bid, refer to Datasite / Supplemental Information Package regarding customary closing costs including, but not limited to, recording fees, normal prorations, title fees, transfer and/or excise taxes (if applicable), local improvements and irrigation district assessments (if applicable), and document preparation fees. Buyer will be responsible for any real estate compensation taxes or rollback taxes and penalties as a result of a change in use or designation of property including, but not limited to, a change from open space, agriculture, forest land, or recreation.

ADDITIONAL CONDITIONS

(A) No claim will be considered for allowance, adjustment, or rescission based on failure of property to correspond to any expectation or standard, other than as described in Preliminary Title Report.

(B) Title insurance is available for each property, ensuring title of such property to be in fee simple, subject to no encumbrances except current taxes and assessments, easements, rights of way, reservations, covenants, conditions and restrictions of record, and printed exceptions in standard form Owner's Title Policy. Preliminary Title Report for each property should be read prior to bid submission.

(C) To the extent permitted by law, properties will be sold AS IS. Prospective buyers should examine property and all supporting documentation carefully. Each bidder is responsible for evaluating the property and shall not rely on Seller or real estate brokers. Buyers will take possession at close of escrow.

(D) Sizes set forth for properties are approximations only, based on best information available, but actual size and acres may be different.

(E) Agency Disclosure. Realty Marketing/Northwest is Listing Broker and represents Seller in these transactions.

(F) Seller has the right to postpone or cancel Auction in whole or in part, at its sole discretion, and to modify or add any terms and conditions of sale prior to Sealed Bid due date.

(G) Offer void where prohibited. Catalog will not be sent to residents of any state for which this offering is not in compliance with real estate laws or other laws of that state.

(H) Information contained here has been gathered from sources deemed reliable. However, Realty Marketing/Northwest makes no warranties expressed or implied as to accuracy of information contained here.

NEED HELP?

Realty Marketing/Northwest prides itself on quality of service. If at any time you need assistance, please contact John Rosenthal, President at (800) 845-3524 or john@rmnw-auctions.com.

Washington Auction License #1917