

Bidding Terms and Conditions

**203+/- Acre Irrigated Row Crop Farm- Terrell County, Georgia
Jerry Dunn Road, Dawson, Georgia 39842**

**Online Only Auction
Tuesday, February 15, 2022 at 2 pm**



**www.WeeksAuctionGroup.com
Final Contract to Include a 10% Buyer's Premium**

Online Only Auction Real Estate Bidding Terms and Conditions

Auction Date and Time: Tuesday, February 15, 2022, at 2 pm

Open House Dates and Times: Call Cameron Morris for a private showing.

For More Information Contact: Cameron Morris
Weeks Auction Group, Inc.
(229) 890-2437 - Office
(229) 881-7643 - Cell
Cameron@bidweeks.com

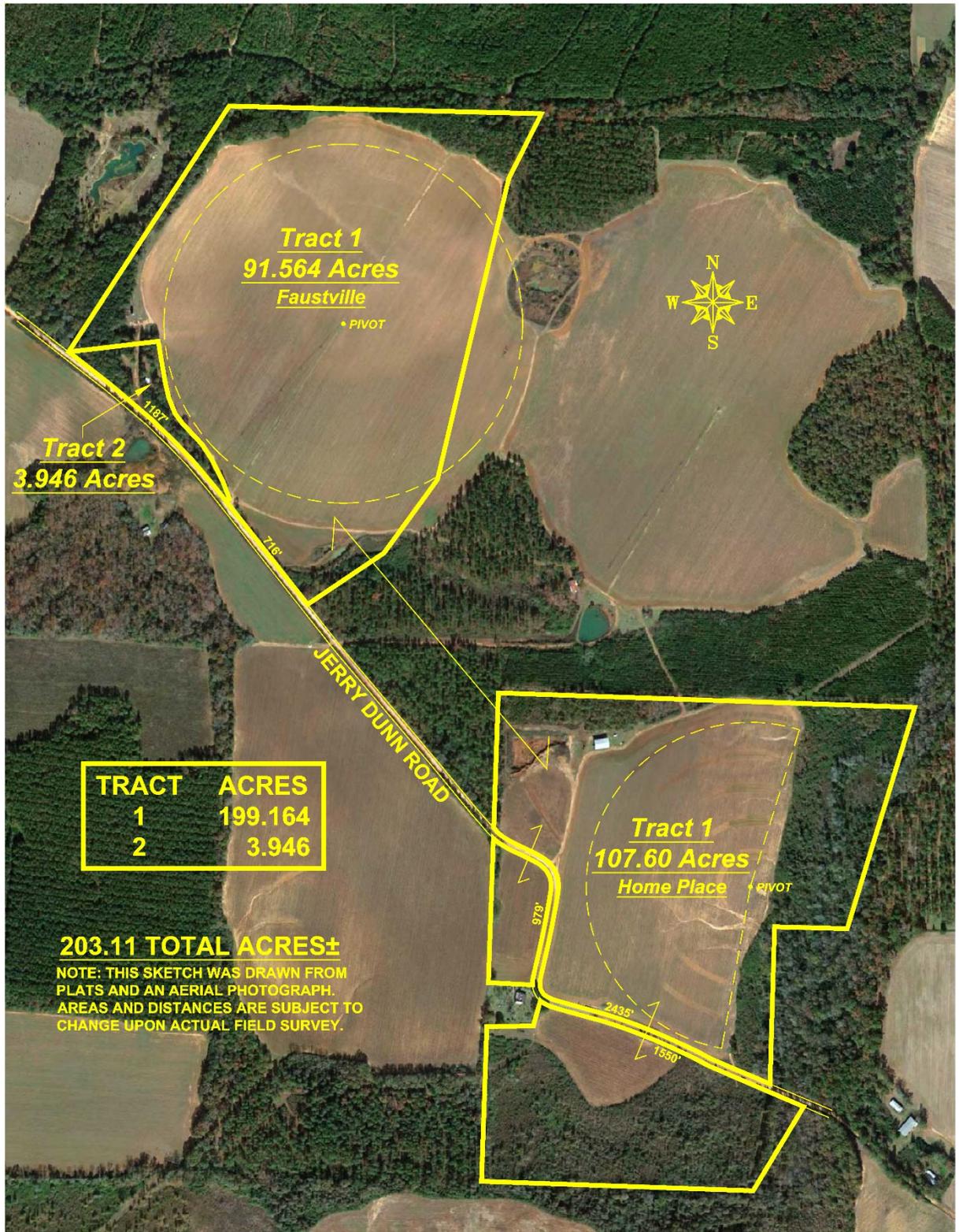
Please Read the following terms carefully. By registering for this auction, you acknowledge that you have read and understood all terms and conditions herein and set forth within the supporting documentation described in the terms and that you have inspected the property or had the opportunity to do so.

If you do not agree to these terms, please **DO NOT** bid!

The property will be offered in two tracts through the Weeks Auction Group Online Bidding Platform. Bidders will have the opportunity to bid on each tract individually or both tracts to buy the entire property as a whole.

Tract 1: Consists of 199.16+/- Total Acres with road frontage on Jerry Dunn Road. This property features 135+/- Acres of Row Crop Farmland with the large 50' x 75' Open Barn, Valley and Zimmatic Pivots, Permitted Well, Grain Bin and More! The Pro Forma Lease will apply to this property.

Tract 2: Consists of 3.9+/- Total Acres with road frontage on Jerry Dunn Road. The newly renovated cabin totals 460 SF with well & septic. This property makes a great hunting cabin or weekend getaway.



Bidder Registration and Verification:

For verification purposes, a credit card is required in order to register for this auction. Upon registering, an authorization charge of \$1,000.00 will be charged against the credit card used for registration. This authorization is not a permanent charge placed on your card, it is only a pre-authorization used to verify identity of our bidders and the availability of funds on the credit card used for registration. Please be advised that WAG has no control over the length of time the verification charge remains on your card, that is at the sole discretion of your credit card company. Also, please be aware that registering for multiple auctions could incur multiple verification charges; and in some instances, multiple verification charges may result in a fraud alert being sent to the card holder. WAG reserves the right to reject or accept bidder registrations at its sole discretion.

Terms of Sale:

At the close of the auction, successful bidders will be emailed a contract package. Included in the contract package will be the purchase contract as well as instructions for submitting your earnest money deposit.

Bid Increments:

The Bid Increments will be as follows:

Amount Up to:	Bid Increments
\$10,000	\$500
\$50,000	\$1,000
\$100,000	\$2,000
\$250,000	\$5,000
\$500,000	\$7,500
\$500,000+	\$10,000

WAG reserves the right to adjust bid increments as needed.

Scheduled Auction End Times:

The Auction is scheduled to end at the published end time, subject to auto-extend bidding. Each time a bid is placed with the clock showing less than 10 minutes, the clock will reset to 10 minutes. In the event the auto-extend time needs to be reduced, WAG reserves the right to adjust the auto-extend, as needed.

Buyer's Premium:

A 10% Buyer's Premium will be added to the bid price for each property to determine the final contract price. For example, if your final bid price is \$100,000, 10% (\$10,000) will be added, resulting in a total contract price of \$110,000.

Contract for Sale:

This property is offered under the specific terms provided in the Contract for Sale and specific Contract Special Stipulations as below. The Contract for Sale is available for review at www.WeeksAuctionGroup.com. Please fully read and review the entire Contract for Sale prior to bidding. If you have any question or concerns to anything included in the Contract for Sale, please contact WAG prior to bidding. Please do not bid prior to reviewing the entire Contract for Sale Document.

Contract Special Stipulations:

1. This sale will be closed by Edward R. Collier of Collier and Gamble, LLP at 177 South Main Street, Dawson, GA 39842, (229) 995-5657. The closing attorney will charge the purchaser a closing fee of \$850.00 per cash transaction and \$995.00 per loan transaction. This fee includes conducting the closing, collecting and disbursing the funds and preparing a closing statement. If the purchaser wants a title opinion or other services, the closing attorney will provide them for an additional fee. The seller will pay for the preparation of the Deed only. The purchaser will pay all other closing costs associated with this sale including but not limited to recording, transfer tax, financing expenses, intangible taxes, title fees, title insurance, appraisals and inspection reports. The purchaser will be responsible for any bank wire fees associated with the closing incurred by the receiving or sending of purchaser's earnest money deposits.
2. Notwithstanding any provision to the contrary contained herein, in the event the Closing cannot occur when scheduled due to a COVID-19 related event ("CRE") resulting in the closing attorney, the mortgage lender and/or the Buyer and/or Seller being unable to perform their respective obligations, then the Closing shall be postponed until 7 days after the specific event delaying the Closing has been resolved. If the Buyer or Seller is unable to perform due to a CRE, the affected party shall promptly notify the other party both of the CRE and of its resolution. Buyer or Seller having concerns about attending the Closing or self-quarantining (in the absence of a quarantine or government ordered lockdown that specifically applies to Buyer and/or Seller) shall not excuse Buyer or Seller from attending the Closing either in-person, virtually or through a power of attorney. Buyer or Seller presently having COVID-19 shall excuse Buyer and/or Seller from attending the Closing until the party is no longer at risk of infecting others. However, in all situations where Buyer and/or Seller cannot attend the Closing, Buyer and or Seller shall use their best efforts to fulfill their contractual obligations through a power of attorney. Buyer or Seller experiencing a job loss, reduction in salary or other

financial hardship shall not be deemed a CRE. If the CRE causing a permitted delay results in the Closing being delayed by more than 90 days from the original Closing date, then either Buyer or Seller may terminate this Agreement without penalty upon notice to the other party.

3. In the event the property sells divided a boundary survey will be made by D. Scott Langford of Langford and Associates, Inc., 3054 Calhoun Street, Shellman, Georgia, (229) 310-1467, a land surveyor registered in the state of Georgia to perform a boundary survey of the property in accordance with the minimum technical requirements for the state of Georgia and certified in favor of Purchaser and Seller. The Survey shall be subject to Seller's approval. The surveyor will charge 36 cents per linear foot on all exterior lines and 18 cents per linear foot on all common lines between auction purchasers. The final sale price shall be determined by multiplying \$_____/acre (contract price per acre) by the number of surveyed acres rounded to the nearest one-thousandth of an acre. Division stakes are intended for approximation use only. Actual boundary lines are to be determined by field survey and may vary from field markers. It is understood that the acreage and dimensions of the tracts may vary according to the actual survey. All survey expenses will be paid by the Purchaser. For this fee, the surveyor will mark all property corners and provide the Purchaser with a recordable plat. This fee does not include the actual openings of the lines. The surveyor will open lines for an additional fee. As used herein, the term "surveyed acreage" means the total gross acreage of the property without any deduction for any portion thereof located within the bounds of any roadways (except deeded roads) easements or other rights of way, including, without limitation, electric transmission lines or other utility easements. If the purchaser wants survey services in addition to the above described services, the surveyor will provide them for an additional fee. In the event either party defaults under the terms of this Contract, the defaulting party will be responsible for the surveying expense.
4. This Special Stipulation pertains to Tract 1 only. The successful bidder of the Subject Property will be the legal recipient of two (2) easements for water rights:
 - a. The right to maintain and use the holding pond located on a 36.856 acre tract belonging to Walter C. Lanier, the terms of which are more particularly described in a Grant of Easement recorded in Deed Book 8-W, Page 190, Public Deed Records of Terrell County, Georgia, (a copy of said easement can be provided by Weeks Auction).
 - b. Grant of Easement For Water Rights to maintain and use a pond currently belonging to John H. Wofford, the terms of which are more particularly described in a Grant of Easement recorded in Deed Book 5-E, Page 169, Public Deed Records of Terrell County, Georgia, (a copy of which can be provided by Weeks Auction).

5. This Special Stipulation pertains to Tract 1 only. The sale of this property is also subject to that certain Mutual Grant of Easement for a driveway recorded in Deed Book 8-P, Page 123, Public Deed Records of Terrell County, Georgia, (a copy of said easement can be provided by Weeks Auction). The successful bidder will also have the option of entering into an easement with the adjoining landowner, Walter C. Lanier, to continue the use of an easement for an irrigation pipe which services the Subject Property as well as that owned by Mr. Lanier. If the successful bidder wishes to acquire the legal rights associated with said easement (a pro forma copy of said easement can be provided by Weeks Auction), he/she shall also be required to enter into a lease with Mr. Lanier. (a pro forma copy of said lease can be provided by Weeks Auction). Should the successful bidder wish to exercise his/her rights to be the recipient of the irrigation pipe easement and associated lease with Mr. Lanier, he/she shall also be entitled to the Right of First Refusal (a pro forma copy of said easement to be provided by Weeks Auction) to purchase the Walter C. Lanier property.
6. This contract excludes all personal property located on the property except for the following. The 4 Tower Zimmatic Center Pivot and the 6 Tower Valley Center Pivot located on Tract 1 will be conveyed with Tract 1.
7. The 2022 Ad Valorem taxes will be prorated between the seller and purchaser as of the date of closing.
8. The property is being sold as-is where-is.
9. This property is sold subject to all outstanding easements on said property for roads, power and telephone lines and the like and likewise subject to any cemetery or cemeteries that may now exist on this property.
10. This property is being conveyed by General Warranty Deed.
11. Possession of the property will be granted at closing.

As Is, Where Is:

All property is selling "As-Is, Where Is" with all faults. It is the buyer's responsibility to conduct any and all inspections and perform all acts of due diligence deemed necessary before bidding. Placing a bid will be considered as acceptance of the property in its as-is condition.

Bidder Default:

In the event a winning bidder fails to submit the signed Contract for Sale and/or earnest money deposit as specified in the terms, the winning bidder will be charged an administrative fee of \$2,500.00 on the credit card provided at registration. All administrative fees are non-refundable.

Bid Cancellation:

Weeks Auction Group, Inc. reserves the right to remove or cancel the bids and bidding privileges of the party at any time that bids or bidding is deemed to not be in the best interest of the seller.

Earnest Money Deposit:

Upon the close of the auction, successful high bidders will be required to submit an earnest money deposit as stipulated in the Contract for Sale. The successful bidder will have 24 hours to send the earnest money in the form of Wire Transfer or Cashier's Check.

Real Estate Closing:

With timing being of the essence, each contract will be a cash contract, not contingent or subject to financing, appraisal, or survey, as described in the Contract for Sale. Closing will take place no more than 30 days from the end of the auction as stipulated in the Contract for Sale. The Buyer will be responsible for all closing costs and the transaction will be conducted by the closing attorney specified in the Contract for Sale.

Agency Disclosure:

Week's Auction Group, Inc. herein after WAG is acting as agent for the seller and at no time is WAG responsible for, acting on behalf of, or acting as agent for the buyer. Full agency disclosure will be acknowledged by both seller and buyer on the Agency Disclosure form attached as Exhibit "C" on the Contract for sale.

Disclaimer:

Weeks Auction Group, Inc believes all information contained herein to be correct to the best of our knowledge. All information is being furnished to bidders solely for the bidder's convenience and it is always the responsibility of the bidders to determine the accuracy and completeness of all information. Reliance on information provided is solely at the risk of the recipient. Bidders should always conduct their own due diligence, inspections, and investigations prior to bidding. Bidders needing assistance should seek necessary assistance prior to placing a bid.

Technology Disruptions:

Auctioneer will not be responsible for technology disruptions, errors, or failures (including disruptions to bidding or the failure to execute, recognize, or record online bids), whether caused by (i) loss of connectivity, breakdown, disruption, or failure of the Online Auction Platform, (ii) breakdown, disruption, or failure of a Bidder's internet connection, computer, or system, or (iii) otherwise. Auctioneer may, but will not be required to, continue, suspend, delay,

extend, reschedule, or close the Auction because of disruptions caused by technology failures, even after bidding has commenced.

Failures by Online Auction Platform Provider and its Affiliates or Contractors:

Auctioneer may use an Online Auction Platform Provider to facilitate the Auction. Under no circumstances will Auctioneer be liable for any failure of the Online Auction Platform Provider to perform all or any of its obligations, or for the failure of any affiliates, employees, agents, representatives, or contractors of the Online Auction Platform Provider to perform their obligations.

Disclosure:

As detailed in Rule 55-10-.01 (3) of the Georgia Auctioneers Commission: Any auction sale is, without requirement of announcement at any time, presumed to be with reserve unless the property are in explicit terms put up at absolute auction. According to Rule 55-10-.01 (4)(b) Weeks Auction Group and our sellers hereby give notice that bids may be made by the seller, or upon the seller's behalf, at any auction with reserve.

Go Bid Now!

www.WeeksAuctionGroup.com