



**Welcome to the
Absolute Gallagher Auction
Friday, April 5, 2019**

Terms: 10% nonrefundable down today via certified check or personal check with proper ID. Balance at time of closing. No financing contingencies. Acreage and frontage amounts, including lot markers are approximate and subject to final survey and all sell "as is". Any required inspections must be completed prior to bidding. All information contained herein derived from sources believed to be accurate but not warranted.

SALE ORDER ADDENDUM

	Price per Acre	Total
Parcel 4: 7.83 acres w/ improvements		\$ _____
Parcel 1: 5.67 Acres	\$ _____	\$ _____
Parcel 5: 5.017 Acres	\$ _____	\$ _____
Parcel 6: 5.464 Acres	\$ _____	\$ _____
Parcel 7: 5.2 Acres	\$ _____	\$ _____
Parcel 8: 5.44 Acres	\$ _____	\$ _____
Parcel 9: 6 Acres	\$ _____	\$ _____
CHOICE		
Combine Parcels 1, 4, 5-9: 40.621 Acres w/ improvements		\$ _____
Parcel 10: 10.02 Acres	\$ _____	\$ _____
Parcel 11: 40.97 Acres	\$ _____	\$ _____
Parcel 12: 5.32 Acres	\$ _____	\$ _____
Parcel 13: 5.234 Acres	\$ _____	\$ _____
Parcel 14: 5.02 Acres	\$ _____	\$ _____
Parcel 15: 33.25 Acres	\$ _____	\$ _____
Parcel 16: 7 Acres	\$ _____	\$ _____
Parcel 17: 12.457 Acres	\$ _____	\$ _____
Parcel 18: 11 Acres	\$ _____	\$ _____
Parcel 19: 23.3 Acres	\$ _____	\$ _____
Parcel 20: 28.62 Acres	\$ _____	\$ _____
Parcel 21: 30.6 Acres	\$ _____	\$ _____
CHOICE		
Combination Parcels 10 – 21: 212.791 acres		\$ _____

If the property is combined following the parcel bidding, each parcel buyer will be given one opportunity to raise the bid on their parcel only. The parcels will not be reopened to everyone, only those who held the parcel prior to the combination.

Buyer Initial _____ Date _____ Seller Initial TEW Date 4/4/19
 Buyer Initial _____ Date _____ Seller Initial _____ Date _____



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(Page 2)

- Sellers to transfer any and all owned mineral rights.
- Sells subject to all leases and articles of record.
- Portions of the farm have been mined.
- Funds will be escrowed in closing to be used for the installation of a new well & septic.
- Natural gas new service hookup is available on Hilltop Rd. & Pleasant Valley Rd.
- Acreage & frontage amounts are approximate and subject to final survey.
- Buyer to pay \$500 per surveyed parcel.
- Any CAUV recoupment is the Buyer's responsibility.
- 60 Day Closing.

Thank you for attending this auction. Please let us know if we can be of service to you. If you would like to be on our mailing list or if you have any questions regarding our auction procedures, please speak to any one of our agents. Visit our website at www.kaufmanrealty.com for information on upcoming auctions.

Buyer has read and understands the above mentioned terms.

Buyer _____

Date _____

Buyer _____

Date _____

+ Seller Thomas E. Davis

Date APRIL 4, 2019 Time 12:30

Seller _____

Date _____ Time _____