

BID CERTIFICATION

Physical Address:

80 Dean Creek Road Lavina, MT 59046

Legal description:

Real property situated in Musselshell County, State of Montana, described as follows: That part of the NW ¼ of Section 1, Township 6 North, Range 23 East, P.M.M., Musselshell County, Montana, more particularly shown and described in Tract 1 of Certificate of Survey No 1990-6, according to the plat thereof on file in the office of the Clerk and Recorder of Musselshell County, Montana, under Document No. 231600.

By signing this certification and returning it to the offices of National Auction., or an employee or contractor therein, I hereby certify that:

I understand that if I am the successful bidder, I will be required to sign the agreement of purchase and sale immediately upon notice of being the successful bidder.

I understand that if I am the successful bidder, I will be required to pay an amount of Five Thousand (\$5,000) nonrefundable deposit when executing the agreement of purchase and sale. The balance of funds will be due in full at the time of closing on or before 45 days after the auction.

I understand that a 6% Buyers Premium will be added to my final bid to equal the contract price.

I understand that the Auctioneers are working for the Seller and there is no relationship of dual agency.

I understand that the property has not been surveyed for this auction. I understand that if the buyer desires a survey, it will be at the buyer's expense. All acreage and footage are believed to be correct but is not guaranteed. This property is being sold subject to any existing right of way easements.

I inspected the property prior to bidding. I understand that the property is selling AS IS, WHERE IS and No warranties are expressed or implied.

I understand that the property contract will not be contingent upon my ability to obtain financing or any other reason. Upon becoming the high bidder, I understand that I will be required to sign a personal or certified check made for FIVE THOUSAND DOLLARS (\$5000) as a nonrefundable deposit. I understand that the nonrefundable deposit would be forfeited if I failed to close on this property.

Closing will take place not more than 45 days from the date of the auction. At First American Title Company. 226 Main St Roundup, MT 59072. Escrow agent will schedule and conduct closing.

I understand that the announcements made by National Auction, at or prior to CLOSING of the bids, take precedence over any and all preprinted material. I also understand that announcements & preprinted material referring to the property description, property conditions, survey, square footage, acres or footage, school district are believed to be correct but are not guaranteed. If I wish to know these details, I must verify them on my own prior to bidding.

I understand that this property is sold subject to reserve.

I understand that buyer will pay buyer's closing cost and sellers will pay seller's closing cost.

I understand that if I fail to sign the purchase agreement immediately upon notice of being the high bidder, I will lose my rights to purchase the property, the auctioneer & seller will have the right to reopen the bidding, sell the property to another bidder & I will pay the auction company 2% of my final bid.

Guaranty Agreement: By submitting a bid in the name of a business entity or corporation, the individual submitting the bid enters into a guaranty agreement whereby he or she personally guarantees payment of any bid amount not paid when due by the business entity or corporation, for any reason, together with all collection expenses incurred to enforce collection, including a reasonable attorney's fee.

Bidder Information and Security: All registration information the bidder provides to National Auction shall be current, complete, and accurate. All bidders are responsible for any bids placed under their bidding numbers and passwords. The security of bidder information is the responsibility of the bidder. Bidders must notify National Auction if they believe that their bidder number and password have been compromised.

DEPOSIT: To participate and bid, all registered bidders must present a bank certified letter approving them to bid.

SIGNATURE:

PRINTED NAME:

ADDRESS:

PHONE:

EMAIL:

Today's Date:

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