



AUCTION DETAILS

INDIVIDUAL TRACT / PER ACRE BASIS

Lewis County Land Auction

212 Acre M/L (3 Tracts)

November, 12th, 2025

10:00am

Seller: Joe & Charles Gottman Farms

Auction Location: Queen of Peace Parish Hall, 307 W Clow St, Ewing, MO 63440

Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>

Auction Method: The 3 Tracts will be offered via Public Auction and will take place at 10:00 AM on November 12th, 2025. The farmland will be sold as one individual tract on a price per acre basis to the High Bidder. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction.

Farm Program Information: Farm Program Information is provided by the Lewis County Farm Service Agencies. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the farm is reconstituted by the Lewis County FSA and NRCS offices.

Earnest Money Payment: A 10% earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of check or wire transfer. All funds will be held in the Oak Hills Title Co. Trust Account.

Closing: Closing will occur on or before December 12th, 2025. The balance of the purchase price will be payable at closing in the form of guaranteed check or wire transfer.

Possession: Possession of the farm will be given At Closing, Subject to Tenant's Rights.

Fences: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Oak Hills Title Co. the required earnest money payment. The Seller will provide a current abstract at their expense. Sale is not contingent upon Buyer financing.

Other: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is – Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a per-acre basis. Peoples Company and its representatives are agents of the Seller. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made on auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final.

Disclaimer: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. The buyer should perform his/her own investigation of the property prior to bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from Abstract.

Contract & Title Commitment:

- A. Immediately upon conclusion of the auction, the winning bidder(s) will enter into a Real Estate Purchase Contract and deposit the required earnest money payment.
- B. The terms of the signed Real Estate Purchase Contract shall govern the sale and shall supersede all prior negotiations including any of these Terms and Condition, discussions, representations or information regarding the sale, including this marketing brochure.
- C. The Seller will furnish a recent title insurance commitment for an Owner's Policy in the amount equal to the purchase.
- D. Any additional title insurance coverage or endorsements requested by Buyer or its lender will be paid by the Buyer.
- E. Seller shall deliver a General Warranty Deed.
- F. Title insurance to be paid by the seller.

Financing: Sale of the Farm is not contingent upon the buyer obtaining financing. All financial arrangements are to have been made prior to the bidding at the auction. By bidding, the bidder makes a presentation that the bidder has the present ability to pay the bid price and fulfill the Real Estate Purchase Contract.