

PRE-AUCTION SUPPLEMENTAL UPDATE

- The initial interactive mapping and tract-by-tract details showed 3-phase electricity running down County Road 7 along the boundaries of Tracts 1, 2, 4, and 9. This was incorrect. 3-Phase was recently installed along the western boundary of Tract 1, but it does not continue south past that tract.
- On Tract 31, the 1994 model Lockwood pivot was damaged in late 2020 and replaced with a 2020 model Reinke sprinkler.
- A draft Purchase Agreement as well as temporary Agriculture Lease and Residential Lease have been posted and are available online at BucklesFarmAuction.com. Contracts will be finalized with the respective details that correspond to the final winning bids.
- Tract 6 Home
 - The actual living space square footage including the main living area on the first floor, the upstairs, and the finished bedroom above the garage is 4,716 sq. ft.
 - Should the buyer of Tract 5 and 6 not be the same bidder,
 - Utility easement providing for water and electricity to be recorded by Seller prior to closing and will be reflected in Final Title Commitment
 - Ingress/Egress easement from US Hwy 287 running west to the westernmost existing gravel driveway to be recorded by Seller prior to closing and will be reflected in Final Title Commitment
- Tract 11 Ingress/Egress easement from US Hwy 287 along southern section line boundary of Tract 10 to be recorded by Seller before closing and will be reflected in Final Title Commitment should the buyer of Tract 10 and Tract 11 not be the same Buyer.
- All growing wheat will convey with the purchase of the surface estate and buyers will have the opportunity to execute a temporary Agriculture Lease effective April 1, 2021 through closing for an additional 5% Deposit, which will be credited toward the purchase price at closing. The existing crop insurance policy is available online and is fully transferable and assumable by Buyer at closing.
- On Tract 13, on the southern 80 acres for which the Seller has a 50% undivided interest, Seller is currently paying a farming lease on 40 acres valued between \$15-16 per acre. This lease is paid up through the end of the year.
- On Tract 25, there is a grazing tenant on the ±50 acres west of Hwy 287 in Section 405 with a lease paid up to Seller through the end of 2021 with an annual value of \$900.