



BIDDER CERTIFICATION

Property Description: 8,298+/- acres in Harney County, Oregon, being offered in (3) individual tracts as follows:

- **Tract 1:** Silver Sage Farm – 4,878+/- Deeded Acres
- **Tract 2:** Dog Mountain Farm – 1,719+/- Deeded Acres
- **Tract 3:** Leathers Ranch – 1,700+/- Deeded Acres

Bid Submission Deadline: Tuesday, November 25th, 2025 at 2:00 PM (PST)

Sale Type: Sealed Bid Auction

I acknowledge this is a confirmation auction and that my offer will be subject to the Seller's approval.

By signing this certification and returning it to the offices of United Country Real Estate | Jett Blackburn Real Estate Inc., **I hereby certify** the following:

1. I acknowledge that I have received a complete **Bidders Packet** for the above-described property, to include the following:
 - Auction Terms & Conditions
 - Sealed Bid Submission Form
 - Buyer Broker Registration Form
 - Bidder Certification Form (included herein)
2. I have read the Auction Terms and Conditions, and I understand them as stated.
3. I currently have sufficient funds to meet the **\$50,000 Deposit** and **Balance Due at Closing** requirements in this auction.
4. I have examined the proposed Real Estate Sales Agreement and I understand this is a legally binding contract. The agreement is not contingent upon the Buyers ability to obtain financing.
5. I understand that if I am the successful bidder, I will be required to sign the real estate sales agreement within 24 hours of notification of acceptance of the bid.
6. I understand that a **5% Buyer's Premium** will be added to my final bid and when combined they shall create the total purchase price I am agreeing to pay for the property.
7. I understand that the Broker / Auctioneer is an agent of the Seller.
8. I understand that my registration for the auction will not be accepted without providing ALL of the information below and signing and returning a copy of the Auction Terms & Conditions.
9. I understand that I am responsible for the down payment within **24 hours** of being notified of acceptance of my bid.
10. I understand that the property sells "**As-Is**" with no warranties expressed or implied, except for title. I am responsible for conducting my own due diligence and inspections at my own risk.
11. I understand that closing must occur on or before **December 23rd, 2025.** at **AmeriTitle.**

BIDDER REGISTRATION INFORMATION

(All fields required - Registration will not be accepted without complete information)

Bidder Information:

Printed Name: _____

Bidder Address: _____

City: _____ **State:** _____ **Zip Code:** _____

Phone: _____ **Email Address:** _____

Emergency Contact Name: _____

Emergency Contact Phone: _____

ACKNOWLEDGMENT AND SIGNATURE

I have read and understand all terms and conditions of this auction. I agree to be bound by these terms and acknowledge that this is a legally binding commitment.

Bidder Signature

Date

FOR OFFICE USE ONLY:

Registration Received: _____

PIP Provided: _____

Submit completed form to:

United Country Real Estate | Jett Blackburn Real Estate Inc.

Email: Curt@JettBlackburn.com

Phone: (541) 413-5777

Registration Deadline: November 24th, 2025 at 2:00 PM (PST)
(24 hours prior to auction close)

AUCTION TERMS & CONDITIONS

HARNEY COUNTY, OREGON LAND * SEALED BID AUCTION

AUCTION TRACTS:

- **Tract 1: Silver Sage Farm – 4,878+/- Deeded Acres**
 - **Tract 2: Dog Mountain Farm – 1,719+/- Deeded Acres**
 - **Tract 3: Leathers Ranch – 1,700+/- Deeded Acres**
-
- ▶ The properties will be offered in (3) individual tracts at Sealed Bid Auction. All bids must be submitted in writing and received on or before **November 25th, 2025 at 2:00 PM (PST)**.
 - ▶ The properties are offered subject to seller's confirmation (with reserve).
 - ▶ Properties sell As-Is with no warranties, except for title
 - ▶ The properties are subject to prior sale (seller reserves the right to accept an offer prior to the bid submission deadline and end of auction)
 - ▶ The seller reserves the right to cancel the auction at any time prior to the final bid closing
 - ▶ Buyers Premium
 - A **5% Buyer's Premium** will be added to the submitted bid price and shall establish the total contract price being offered by the bidder.
 - ▶ A **Down Payment of \$50,000.00 (per tract)** must be deposited with the title company by the successful bidder within 24 hours after notification of acceptance of their bid. Down payment may be deposited by direct wire transfer or certified funds. The down payment is non-refundable and shall be applied to the total purchase price at closing. The balance of the purchase price is due at closing, on or before **December 23rd, 2025**.
 - ▶ Closing is NOT contingent upon financing. Bidders ensure you have arranged any financing needs prior to submitting a bid.
 - ▶ The properties will be conveyed by a **Warranty Deed**
 - ▶ The seller agrees to furnish buyer(s) with an owner's policy of Title Insurance Policy at closing.
 - ▶ Real Estate Taxes: the taxes will be prorated to the day of closing.
 - ▶ Closing:
 - Closing shall take place at the office of: **AmeriTitle, 769 Ponderosa Village, Burns, OR 97720**
 - Closing Agent/Info: Stan Falley, agent, (541) 573-2039, stan.falley@amerititle.com
 - Closing fee will be split 50/50 between Seller and Buyer
 - Closing will be held on or before **December 23rd, 2025**
 - ▶ Possession will be given upon payment in full of the purchase price and transfer of title
 - ▶ The successful Bidder shall execute electronically an "Auction Real Estate Sales Contract" for the properties within 24hrs after being notified of acceptance of their bid.

- ▶ Each potential Bidder is responsible for conducting their own independent inspections, investigations, and due diligence concerning the properties, at their own risk.
 - Further; Properties are being offered for sale “as-is” with no warranties expressed or implied, except for title.
- ▶ United Country – Jett Blackburn Real Estate Inc., and their representatives are exclusive agents of the Seller.
- ▶ All announcements made up to the final close of the Auction bidding take precedence over previous advertising, oral statements, and printed material.
- ▶ All information was gathered from reliable sources and is believed to be correct; however, the seller, broker and auctioneer have not independently verified this information. Individual tract maps, parcel maps and drawings are for orientation purposes and may not be relied upon. The broker and auctioneer are presenting the advertising materials based on information that was delivered to them by the Seller and outside agencies, and it’s accuracy is not warranted. There is no obligation on the part of the sellers or auctioneer to update this information.

SALE SITE: Sealed Bid Auction

PREVIEW INSTRUCTIONS: Contact Curt Blackburn, Broker/Auctioneer at United Country – Jett Blackburn Real Estate Inc., (541) 413-5777 or email curt@jettblackburn.com for a private showing of these properties. Property previews are at the discretion of the Bidder and said Bidder agrees to hold harmless the Seller, Broker and Auctioneer for any accident or injury that may occur.

I do hereby agree to the Auction Terms & Conditions, as outlined and described above.

Bidder Signature

Date



Sealed Bid Submission Form

Property Description:

Property Description: 8,298+/- acres in Harney County, Oregon, being offered in (3) individual tracts as follows:

- **Tract 1:** Silver Sage Farm – 4,878+/- Deeded Acres
- **Tract 2:** Dog Mountain Farm – 1,719+/- Deeded Acres
- **Tract 3:** Leathers Ranch – 1,700+/- Deeded Acres

Sealed Bid Deadline:

All sealed bids must be received on or before November 25th, 2025 at 2:00 PM (PST).

Bidder Information:

Full Name(s): _____

Company Name: _____

Mailing Address: _____

Phone Number: _____

Email Address: _____

Bid Amount:

I/We hereby submit the following sealed bid(s) for the purchase of the property(s) as follows:

- **Tract 1 (Silver Sage Farm):** Bid Amount \$ _____
(does not include 5% Buyer's Premium)
- **Tract 2 (Dog Mountain Farm):** Bid Amount \$ _____
(does not include 5% Buyer's Premium)
- **Tract 3 (Leathers Ranch):** Bid Amount \$ _____
(does not include 5% Buyer's Premium)

Bidder Signature(s):

Signature: _____ Date: _____

Printed Name: _____

Signature: _____ Date: _____

Printed Name: _____

Return Completed Form To:

United Country Real Estate | Jett Blackburn Real Estate Inc.
707 Ponderosa Village, Burns, OR 97720

Curt Blackburn – Broker / Auctioneer

☎ (541) 413-5777 | ✉ Curt@JettBlackburn.com

For Office Use Only

Date/Time Received: _____ Received By: _____



BROKER CLIENT REGISTRATION

Sealed Bid Auction of 8,298+/- Acres in Harney County, Oregon (3 Tracts)

REAL ESTATE SEALED BID AUCTION

CLIENT REGISTRATION DEADLINE: **November 24th, 2025 at 2:00PM (PST)**

DEADLINE: Sealed Bids must be received on or before **November 25th, 2025 at 2:00PM (PST)**

SALE LOCATION: Sealed Bid Auction – www.ORLandAuction.com

BROKER COOPERATION

Broker Participation is Invited & Encouraged: A commission will be paid to the properly licensed broker whose prospective buyer purchases and closes on the real estate. The commission will be **One (1%) percent** of the accepted high bid price.

REGISTRATION REQUIREMENTS

- To qualify for a cooperating broker commission, the Broker must register by submitting proper documentation no later than **(Monday, November 24th, 2025 at 2:00 PM (PST), which is 24 hours prior to auction ending.**
- Broker must be present during property previews with their bidder, attend to the bidder's pre-auction and post auction needs, and assist in submitting their sealed bid offer.
- A commission will be paid only upon successful closing of the transaction.
- The commission will be based on the final bid amount accepted, (before the buyer's premium added).
- All agreements must follow the Auction Terms & Conditions and Real Estate Purchase Contract.

REGISTRATION INFORMATION:

COMPANY: _____

AGENT: _____ LICENSE # _____

CLIENT: _____

CLIENT ADDRESS: _____

CLIENT PHONE: _____

CLIENT PHONE: _____ EMAIL: _____

Client Signature: _____ Date: _____

Broker Signature: _____ Date: _____

SUBMISSION INFORMATION

Return to:

United Country Real Estate | Jett Blackburn Real Estate Inc.

707 Ponderosa Village,

Burns, OR 97720

Curt Blackburn – Broker / Auctioneer (541) 413-5777 or Curt@JettBlackburn.com

IMPORTANT NOTES:

- All cooperating broker requirements as outlined in auction terms and conditions must be met
- Registration must be received no later than 24 hours prior to auction ending
- Property sells "As-Is" with no warranties expressed or implied, except for title
- Final closing on or before **December 23rd, 2025**
- Down payment of \$50,000 required within 24 hours after Seller acceptance of offer
- No financing contingencies