

**VIEWING AND BIDDING PROCEDURE  
HUDSON LONGHORNS LAND DEVELOPMENT COMPANY, LLC**

**VIEWING / INSPECTION**

Hudson Longhorns Ranch will be open for viewing and inspection daily, beginning October 10<sup>th</sup>, from 9:30am until 5 pm, you may view and inspect the ranch, livestock, equipment, and home furnishings the following ways.

1. During the open hours come and drive through the ranch, as the parcels are well marked, and visit with the auction personnel on site.
2. Make an appointment and a staff member will take you on a private tour.

Be sure to visit the web site [www.theauctionway.com](http://www.theauctionway.com) and print out all the current information.

Auction personnel are on site to assist you and to answer your important questions. Let us!

**BIDDING PROCEDURE: ALL PROPERTIES, LIVESTOCK, EQUIPMENT, AND FURNITURE WILL BE SOLD UNDER THE AUCTION TENT BY VIDEO. BE SURE AND MARK YOUR CATALOGS.**

**AUCTION DAY:** Property will be open for your inspection and bidder registration from 9:00 A.M. until sale time. Updated information will be available and your final questions will be answered by auction personnel at this time. Refreshments will be available and the auction will begin promptly at 11:00 A.M.

**BE PREPARED:** Be prepared to bid on the parcel or parcels, of your choice. Be prepared to sign the contract. Be prepared to write an earnest money deposit check, in the amount of ten (10) percent of your accepted bid, made out to **Hamilton Abstract Company**.

**YOU SHOULD KNOW:**

You should know "As a Buyer You Should Know" .

You should know "The Terms and Conditions".

You should know the "Contract for Sale and Purchase of Real Estate" that you will be required to sign sale day.

**BIDDING:** This will be a LIVE auction with the high bidder being allowed to pick the parcel or parcels of their choice. **PROPERTY SELLS SUBJECTED TO THE SELLERS' CONFIRMATION**. This is not an absolute auction but it is our intent to sell each parcel sale day under the auction tent. Be prepared to place your best bid. **PARCEL 5, 200 ACRES WILL BE SOLD ABSOLUTE.**

The property will be offered at the Auctioneers' discretion, bidding will be by total or by acre, on the parcel or parcels being offered. The high successful bidder may select her/his choice of any parcel or parcels being offered. This procedure will be repeated until all parcels offered have been selected. Parcels will be offered in order offered by the Auctioneer, and not necessarily in numbered order. After offering as individual parcels the property will then be offered grouped parcel 1 through 4. When reoffered the four parcels will be totaled and a five (5) percent upset bid be added, to have a new starting amount, if no group bid, then property will go divided. **Last parcel 5 will sell ABSOLUTE.**

It is recommended that you select more than one parcel to bid on. You may not be the successful bidder on your first choice but may be on your second or third choice.

**SUCCESSFUL BIDDER:** When you are the successful bidder, and you bid has been accepted and confirmed, you will then enter into a purchase contract. Hamilton County Abstract , LLC will be on site and handle the contracts, they will answer all your questions on closings.

**LIVE INTERNET BIDDING:** If you plan to bid by the internet on auction day, **BE SURE** you read the instructions and be prepared several days in advance to qualify and get a bidders number. Other wise you may only watch and not be able to place a bid.

If you have any questions **PLEASE, ASK THEM**