

230± AC OF LAND

000 SE 30th Rd and SE 40<sup>th</sup> Rd Lamar Missouri 64759 - 2 parcels

Vacant LAND

Online Bidding Opens February 19h 2026

Online Bidding Closes March 5th 2026

**REGISTER & BID ONLINE:** Go to <https://ucbuckhornlandpro.hibid.com> and register online. All bidding is conducted online only and registration can take up to 24 hours, so please register before the last day. All bids are for entire parcel.

**PROPERTY LOCATION:** 000 SE 30th Rd and SE 40<sup>th</sup> Rd Lamar Missouri 64759 - 230+/- acres - 2 parcels

**SURVEY:** The farms are legally described, and no survey is required to pass title to the Buyer. In the event the Buyer desires a survey it shall be at the Buyer's expense.

**POSSESSION:** Possession will happen when cash purchase of the property is complete

**PERSONAL PROPERTY:** No personal property is being sold or transferred with the property.

**CLOSING:** Closing will Happen 30 Days after the action

Online Auction Bidders Agreement

THIS IS A LEGALLY BINDING DOCUMENT. IF YOU DO NOT UNDERSTAND THE TERMS AND CONDITIONS AS SET FORTH HEREIN, PLEASE CONSULT AN ATTORNEY PRIOR TO SIGNING.

I \_\_\_\_\_ (Buyer) agree to immediately enter into the Real Estate Auction Purchase Contract approved by Seller and attached hereto, if I am declared the high bidder (winning bidder) by the auctioneer during the following auction:

000 SE 30th Rd and SE 40<sup>th</sup> Rd Lamar Missouri 64759 - 230+\- acres - 2 parcels

Legally described as:

TRACT 1:ALLOF THE NORTHWEST QUARTER SECTION ELEVEN (11), TOWNSHIP THIRTY-ONE (31), RANGE THIRTY(30), IN BARTON COUNTY, MISSOURI,TRACT EXCEPT 7.54 ACRE  
TRACT 2:ALLOF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION ELEVEN (11), TOWNSHIP THIRTY-ONE (31), RANGE THIRTY (30), EXCEPT THE RAILROAD RIGHT-OF-WAY, IN BARTON COUNTY, MISSOURI. SUBJECT TO ALL EASEMENTS,AGREEMENTS AND RESTRICTIONS OF RECORD.

Full Legal Descriptions to be provided by Title Company

- Online Bidding Opens on February 19th 2026 at 6:00 pm (CT)

- Online Bidding Closes on March 5th 2026 at 6:00 pm (CT)

By signing below, I agree that I have read and fully understand the Online Auction Bidders Agreement and the Terms and Conditions of this auction.

I fully understand and agree that an Online Auction Bidders Agreement MUST be signed and returned to United Country| Buckhorn Land and Realty, prior to being allowed to bid in the Online Auction. As a bidder, it is solely my responsibility to contact the auction company at 417-328-8198 with any questions regarding the auction, purchase agreement, or terms & conditions, prior to placing any bids in said auction.

Online Auction Terms & Conditions

1) Seller Confirmation Auction: The property is being offered in an Online Only Auction, with all bids being subject to the Seller's approval. Seller may, in Seller's sole and absolute discretion, reject any/or all bids for any or no reason, including, without limitation, if Seller is not satisfied in Seller's sole and absolute discretion, with the price or any other terms associated with any bid.

2) Bidding Registration: Online bidder hereby agrees that they must be properly registered for the online auction by completing and signing the (Online Auction Bidders Agreement), which will be sent by email via DocuSign. Upon completing this registration form and receiving approval, bidding privileges will be turned on. If you need assistance with registration, you may contact Dylan Piccoli at 417-328-8198 or [dpiccoliuc@gmail.com](mailto:dpiccoliuc@gmail.com). Seller(s) may at their sole discretion request additional registration requirements from any bidder unknown to them or the auction company.

3) Bidding Opens/Closes: The Online Only Auction (i.e. Internet Auction) bidding shall be opened and begin closing on the dates and times stated above, subject to the soft close feature as outlined below.

4) Property Preview Dates: It is highly recommended that all bidders personally inspect the property prior to placing any bids in the auction. Property inspections are the sole responsibility of the bidders and can be conducted at any time, but only accompanied by Seller's agent, Dylan Piccoli, by scheduling an appointment with the Auction company at 417-328-8198.

5) Buyer's Premium: A ZERO Percent (0%) Buyer's Premium shall be added to the final bid price place online, which will determine the Total Contract Sales Price. Bidders hereby understand that the Buyer's Premium shall be added to the winning bid to create the Total Contract Sales Price for which they are obligated to pay for the property. Example: (winning online bid \$100,000 + 3% buyer's premium = total purchase price of \$103,000).

6) Cash Offer/No Financing Contingency: By participating in this auction, bidders hereby agree that their bid shall NOT be subject to the bidder's ability to obtain financing or appraisal. By placing a bid in this auction, bidders are making a "cash offer" to purchase the property. Financing is NOT a contingency in the purchase agreement. Purchase and sale are conducted in U.S Funds only.

7) Purchase Contract: Winning bidder hereby agrees to enter into the Vacant Land and Lot Sale Contract which has been approved by the Seller in the form attached hereto, immediately upon being declared the Successful Bidder by the Auctioneer. Upon the close of the auction the winning bidder will be forwarded via email an Auction Real Estate Sales Contract to purchase the property. A signed copy of the Vacant Land and Lot Sale Contract must be received by United Country | Buckhorn Land and Realty & Auctioneers no later than 24 hours from the time said Purchase Contract was sent to the winning bidder. The Vacant Land and Lot Sale Contract may be e-signed, hand delivered, faxed, or scanned and emailed. A Vacant Land and Lot Sale Contract is available for review online prior to placing any bids in the auction.

8) Down Payment: A TEN Percent (10%) non-refundable down payment based on the total contract purchase price (which includes the buyer's premium) will be wire transferred or hand delivered in the form of certified funds to the Title Company no later than 48 hours following the close of auction. See closing agents contact information below. The balance of the purchase price will be due in full at closing.

9) Closing: Closing shall be on or by March 30th 2026 located at Barton County Title in Lamar MO. Out of state buyers will be afforded the opportunity to close via email, mail and wire transfer of certified funds.

10) Easements: The sale of the property is subject to any and all easements of record.

11) Minerals: The seller's share of minerals (if any) will transfer with the surface at closing.

12) Survey: No survey is required to transfer title to the property and the Seller shall not provide any additional survey. If the Buyer desires a survey, it shall be at the Buyer's sole expense and shall not be a contingency or requirement in the purchase contract.

13) Possession: Possession of the property will be given upon payment in full of the purchase price and transfer of title at closing.

14) Title Insurance: Title Insurance in the full amount of the purchase price will be provided by the seller. Seller shall execute a special warranty deed conveying the property to the buyer(s).

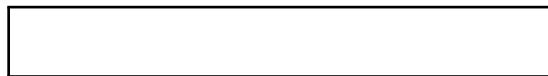
15) Taxes: Seller shall pay any previous years taxes (if due), and the current year's real estate taxes shall be prorated to the date of closing.

(16) Online Auction Technology (Disclaimer): Under no circumstances shall Bidder have any kind of claim against United Country – Buckhorn Land and Realty Broker of record, or anyone else, if the Internet service fails to work correctly before or during the auction. Online bidding is subject to technology faults and issues which are outside the control of the auction company. Bidder(s) are encouraged to use the "Maximum Bid" feature on the bidding platform and lock in their maximum bid amount, if they are concerned about technology failure during the auction. The SELLER and/or Auction Company reserves the right to (pause) the online auction bidding in the event of any internal or external technology failure, to preserve the integrity of the auction event and maintain a fair and impartial bidding environment.

17) Soft Close: If a bid is received within the last 3 minutes of the auction, the auction close time will automatically extend 3 minutes to allow other bidders an opportunity to competitively bid prior to the auction closing. This feature eliminates "snipers" and encourages fair and impartial bidding from all participants.

18) Disclaimer: All information provided is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. Information is subject to change without notice. There are no warranties either expressed or implied pertaining to this property. Real estate is being sold "As-Is, Where-Is" with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding. The Auctioneer reserves the right to bid on behalf of the Seller up to, but not beyond the Seller's reserve price (if applicable). The property is available for and subject to sale prior to auction. By participating in this auction, Buyers hereby acknowledge that any bid(s) placed by them is a binding offer to purchase the property, subject only to the bid being accepted by Seller, in Seller's sole and absolute discretion.

19) Pre-Auction Sales: Seller has instructed the Auctioneer that they do not desire to receive any pre-auction offers. It is their intent to utilize the online auction bidding platform for all bidding (offers) received in this auction event. The property will not be offered for prior sale and will be taken to auction via the online auction bidding platform, as outlined above.



Seller approval:

*Rob Freeman*

dotloop verified  
12/23/25 12:16 PM CST  
DN62-BXOV-GBHD-WTKC