Method of Sale

This offering consists of 228+/- Deeded acres and will be offered in Six Tracts and as One Entire Unit, selling in the manner realizing the greatest return to the Seller. **All bids will be made on a per tract basis.** The acreages have been determined based on the information obtained from the Jackson County Assessor's offices and other sources deemed reliable, such as gps mapping software. **THE PROPERTY SELLS BY LEGAL DESCRIPTION ONLY; ACREAGE FIGURES ARE ESTIMATED BASED ON INFORMATION PROVIDED BY THIRD PARTIES AND ARE NOT GUARANTEED. DISCREPANCIES IN ACTUAL ACREAGES SHALL HAVE NO BEARING ON FINAL SALE PRICE.**

The following method will be used today to discover who will become the new owner(s) of the Crook Mountain Ranch Property:

1. Bidding will be opened on the TRACTS selling choice of TRACTS until bid price is established on each TRACT with a HOLD placed on each high bid.
2. Bidding will be opened on the ENTIRE UNIT with a HOLD placed on the high bid price.
3. The process will be repeated, offering the opportunity to bid on Tracts, and the Entire Unit, provided there continue to be raises in the overall bid price from one manner to the other.
4. At the point there is a failure to initially obtain a raise from one manner over the other, the auctioneer will offer the HOLD Bidder the opportunity to keep that manner in play. At the point there fails to be a raise from one manner over the other, the property will not be offered in that manner again. The Auctioneer reserves the right to set the minimum acceptable bid amounts or raises.
5. At such point it is determined in which manner the property will sell, the bidding will be opened and the point bidding ceases, the clerk will place SOLD in the HOLD/SOLD column for each tract or unit and the auction will be over.

In addition to live bidding, phone and internet bidding are also available and may be used during this auction. All bids must be recognized by the auctioneer, either directly or through a ringman, to be considered valid.
In the event of a tie bid between two parties on the floor, the bidder recognized by the auctioneer will be given priority.
In the event of a tie bid between a phone or internet bidder and a bidder on the floor, the bid on the floor will be given priority. Neither the Seller nor Hewitt Land Company, Inc. shall bear any responsibility for internet connections.

Hewitt Land Company, Inc, its Auctioneer and all its Associates represent the Seller in this transaction.