

# JAMES LAND COMPANY

P.O. Box 1167 ~ 116 South 1st Street ~ Saratoga, WY 82331

## SEALED BID SUBMISSION FORM

Atlantic City Acreage - Fremont County, Wyoming

**By signing this Sealed Bid Submission Form for the Atlantic City Acreage and returning it to James Land Company, the undersigned Buyer hereby acknowledges the following:**

1. Buyer acknowledges that Buyer has received and read the foregoing Atlantic City Acreage Brochure and Terms and Conditions and hereby agrees to be bound by them.
2. Buyer acknowledges that James Land Company is representing the Seller as a Seller's agent and will be working with the Buyer as a Customer.
3. Buyer acknowledges that the Subject Property is being sold pending Seller's approval.
4. Buyer acknowledges that by submission of this bid, Buyer is making an irrevocable offer for the contract to purchase the Subject Property described below.
5. Buyer acknowledges that Buyer is required to submit a \$1,000 Bidding Fee that will go towards the non-refundable earnest money deposit for the winning bidder. The Bidding Fee shall be returned at the conclusion of the auction to all non-successful bidders.
6. Buyer understands that if he/she has the highest bid, Buyer will be required to sign the Purchase Contract within 24 hours of Seller's approval of purchase price.
7. Buyer acknowledges there will be a Buyer's Premium charged in the amount of 3% of the winning bid and shall be collected at closing.
8. Buyer understands that if Buyer has the highest bid and Seller approves of the purchase price, Buyer will be required to submit earnest money in the amount of 5% of the purchase price.
9. Buyer acknowledges that Buyer has examined the proposed Purchase Contract that is available upon request from James Land Company and understands that it is a legally binding contract and has no contingencies.
10. Buyer acknowledges that the Buyer is buying the property in an "as is, where is" condition.
11. Buyer acknowledges the deadline to submit this bid is June 11, 2019 at 4:00 P.M.. Bids must be submitted to James Land Company at PO Box 1167 Saratoga, WY 82331, email them to [creed@jameslandco.com](mailto:creed@jameslandco.com) or fax them to 307-222-0566. Buyer shall call James Land Company at 307-326-3104 to notify James Land Company if a bid is going to be submitted via email or fax.

**Legal Description:** SE $\frac{1}{4}$ , Section 7, Township 29 North, Range 99 West, 6<sup>th</sup> P.M., Fremont County, Wyoming.

**Bid:** Buyer places a bid in the amount of \$ \_\_\_\_\_ for the above described property.

Buyer understands that this written bid is irrevocable and will be subject to acceptance by the Seller. If this bid is accepted, this Sealed Bid Submission Form, and sealed bid sale process and Terms and Conditions mentioned above, shall constitute a contract between Buyer and Seller.

**Buyer Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Buyer Name:** \_\_\_\_\_

**Buyer Address:** \_\_\_\_\_ **City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Buyer Phone:** \_\_\_\_\_ **Buyer Email:** \_\_\_\_\_