

brokers, auctioneers or other professionals to be paid from the proceeds. Daily Van Dyke, Corbett Real Estate Marketing, LLC and Corbett-Bottles Real Estate Group, LLC (the Corbett-Bottles Real Estate Auctions and Corbett Auctions & Appraisals, Inc. ("Auctioneer") is being employed by the Trustee with approval of this Court. The sale price will be 5% of the sales price² plus a buyer's premium of 5% of the sales price. However, if the buyer of the Ranch Property is CCDF LLC through a credit bid the commission is 2% of the sales price and if CCDF is the buyer of any piece of Farm Equipment the commission is 10% of the sales price. The Court shall approve the commission according to the attached practice after the auction.

13. The sale is made pursuant to the authority of the Debtor's Chapter 12 Plan, which authorizes the sale. The sale is made pursuant to the Debtor's Chapter 12 Plan, which authorizes the sale. The sale is made pursuant to the Debtor's Chapter 12 Plan, which authorizes the sale. The sale is made pursuant to the Debtor's Chapter 12 Plan, which authorizes the sale.

14. Any objections to the sale must be filed, pursuant to Fed. R. Bankr. P. 2002(b), with the court and address of any equity to be served with the objection. No sale may be held within 21 days before.

15. The sale is a public auction. Should the highest bidder not close on the purchase of the real property as specified, then the property may be sold to the next highest bidder.

(ii) Conditions of Sale. The Property shall be sold *without reserve* for each item. AUCTIONEER may refuse any bid in its discretion upon reasonable cause save any credit bid made by the secured creditors, CCDF LLC, according to the Confirmed Plan. The balance of the purchase price shall be required to be paid in cash or cash equivalent at closing, except for any credit bid made by the secured creditor, CCDF LLC. All sales shall be "AS IS" and "WHERE IS," without express or implied warranties. AUCTIONEER shall, on the date of sale, upon request of a purchaser, provide to the purchaser a Trustee's Deed in recordable form as to the Ranch Property, and a bill of sale as to the Farm Equipment, on behalf of TRUSTEE, the

² "sales price" means the "hammer price" which is the price at which an item is sold at the auction.

