

**ONLINE AUCTION BIDDER(S) TERMS & CONDITIONS
FOR THE SALE OF THE TRAVIS RANCH
(ONLINE BIDDING ONLY)
MARCH 15, 2018**

Sale Date: Thomas Industries, Inc, 2414 Boston Post Road, Guilford, Connecticut 06437 has been hired as exclusive agent (hereinafter Auctioneer), to sell The Travis Ranch located at 12 Avenida De Rey, Santa Fe, New Mexico 87506 by conducting an Online Auction on March 15, 2018 at 1 pm (ET).

Sale Conveyance: The sale will cover A luxury home/ranchette with all the amenities imaginable on fenced 219 acres less than a 20-minute drive from the Santa Fe Plaza and it has great views of the Sangre de Cristo and Jemez mountains! Located between Las Campanas and the Marty Sanchez Golf Course, this approximately 8750 sq. ft. all adobe main house contains 3 bedrooms, a large living room, country kitchen, formal dining room, media room/library, pool/rec room, gracious master suite, lots of closet space, office, 3 bathrooms all on the main floor. The 2nd floor has a full guest suite, studio and walk-in vault. It also has an over-sized 3 car heated, attached garage and parking area with a snow-melt feature. The house is rich with hand-carved doors, corbels, inlaid details, stitched leather ceilings, vigas, 10 fireplaces. Enter this amazing property through a towering adobe arch, and experience the complex of main house, guest house, TV production studio/gymnasium with attached bowling alley & shooting range, designed to resemble a Northern NM Chapel from the outside, a stable building with 12 stalls with complete living quarters, another 3 car heated garage building, workshop and bus garage, plus a green house and a caretakers office. The property has its own well and fire suppression system, gray water and potable water storage. All buildings are adobe and have natural gas, security system, CCTV and telephone. The total sq. footage is approximately 20,000.

Bidder Requirements. A \$50,000.00 deposit as a pre-condition to registration approval will be required by all bidders. The \$50,000.00 deposit will constitute acknowledgement and acceptance of all Auction Bidder Terms & Conditions. The approved bidder agrees to bid a minimum of \$3,000,000.00 (minimum starting bid). The minimum starting bid of \$3,000,000.00 or any higher bids will be subject to 24-hour confirmation by the seller. Upon completion of the bidding, if the sale is confirmed by seller, Auctioneer will notify the successful bidder by email. Within 48 hours of email notification the successful bidder will increase its deposit to 10% of its confirmed bid amount. Auctioneer, at its sole discretion, reserves the right to deny bidding privileges to any potential bidder.

Escrow Agent: All payments required under these Terms & Conditions will be paid by wire transfer to Prima Title LLC, 123 Grand Avenue, Santé Fe, New Mexico 87501 Telephone (505) 984-1884 to the attention of Mike Hyatt (hereinafter Escrow Agent). The closing will take place at Prima Title LLC, 123 Grand Avenue Santa Fe, New Mexico.

Closing Documentation/Title Conveyance: The closing will take place within 30 days of notification by the Auctioneer to the successful bidder, extension only if mutually agreed upon. Failure to close within 30 days from the date of notification will result in forfeiture of any funds paid to the Escrow Agent. The closing and conveyance of documentation will take place at Prima Title LLC, 123 Grand Avenue Santa Fe, New Mexico.

Successful Bidder's Responsibilities: The successful bidder will have 15 days to satisfy itself, at its cost, to the condition of any aspect of the property being conveyed. All real and personal property conveyed by Auctioneer is conveyed "as is, where is" without any warrantee for merchantability or fitness of purpose.

Sellers Responsibilities: The seller will provide prior to closing updated certification of the septic system. Seller will also make available a certified plot plan (inspection report), superimposing all structures, easements and or right of ways for inspection by approved bidders.

Currency: (USD). This auction will be conducted in United States currency (USD)

Auto Extend Bidding: If a bid is submitted with less than 3-minutes remaining, the closing time for the auction will be extended by 3-minutes.

Inspection: Please note inspections for the property will be by appointment only. To arrange for inspection of the property, please contact: Craig Huitfeldt Phone: 505-660-1108.

Payment Types: Wire Transfer – Any unsuccessful registered bidders will have their deposit returned on or before March 20, 2018.

Legally Binding Contract: All bids constitute a legally binding contract and bidders will be legally obligated to make payment in accordance with these terms and conditions or any subsequent posted terms and conditions.

Thomas Industries Inc.

BIDDER

Duly Authorized Date

Name/Company

Prima Title, Escrow Agent

Duly Authorized Date

Duly Authorized Date