THE UNIQUE 'EN BLOC' ASPECT OF CLHBID.COM

General

The 'En Bloc' aspect of CLHbid.com offers bidders an alternative option to acquire an entire farm or ranch (or predetermined designated section of the farm or ranch). Under standard auction or tender, a bidder is required to be high on 100% of the Parcels to acquire the entire farm or ranch. Being high on every Parcel can be problematic for various reasons including:

a) only the high bidder on the first Parcel then has a chance to acquire the entire farm or ranch and
b) the chances of being high on every Parcel is often challenging with parties willing to pay a premium for small Parcels across from their farms, etc.

At CLHbid.com, we still offer bidders the standard option of being high on every Parcel if they wish to buy the entire farm or ranch. Also, however, we offer the 'En Bloc' track which is a second round of bidding after the conclusion of first round of bidding on all specific Parcels. To be fair to those bidders just wanting specific Parcels, we don't make it easy for the 'En Bloc' bidders. Not only must they have participated in round one, they also must meet certain requirements plus be willing to pay a minimum premium (the Starting Bid for 'En Bloc') to bid 'En Bloc' in round two.

The benefits of the 'En Bloc' to a bidder wanting the entire farm or ranch mean:

a) they can be outbid at the start of the sale but remain eligible to later buy the entire farm or ranch
b) it allows them to get around the difficulty associated with being high on every single Parcel and
c) they know if they go to round two in the 'En Bloc' they are never 'stuck' with just a part of the farm or ranch – they know they either will get all or none if bidding in round two.

The Starting Bid for the 'En Bloc' is the premium amount listed in addition to the total of all bids for round one.

En Bloc Details: Upbeat Outlook

At the conclusion of the first round of bidding, Parcels 1 – 4 will be offered for sale 'En Bloc'.

To be eligible to bid 'En Bloc', <u>in ROUND 1 a bidder must</u>:

- bid at least once on **ALL** Parcels 1 - 4 **AND**
- have been high bidder on at least **TWO** Parcel (from Parcels 1 – 4).

The Starting Bid for the 'En Bloc' is set at $130,000, in addition to the total of all high bids for Parcels 1-4.

To be eligible for the 'En Bloc' round of bidding, only those registered bidders who personally meet all the requirements in ROUND 1 (which includes placing bids in their own registered bidder name) are eligible.

The 'En Bloc' premium amount will be allocated to each Parcel based on the proportionate value of each respective Parcel from round one and shall form the value listed on the Affidavit of Value submitted to Land Titles.

Even if you are not interested in purchasing 'En Bloc', this round of bidding may still affect you.