
THE UNIQUE 'EN BLOC' ASPECT OF CLHBID.COM

General

The 'en bloc' aspect of CLHbid.com offers bidders an alternative option to acquiring 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.

Our platform still allows bidders the standard route of being high on every parcel if they wish to buy the entire farm or ranch. However, in addition CLHbid.com has created an alternate '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 have designed the 'en bloc' round to ensure that bidders are not merely handed a large assembly of land without paying a lift for the assemblage factor. 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 as a whole,
- 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 get either all or nothing 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. For the purposes of the 'en bloc', for parcels not receiving Starting Bids in round one, the Starting Bid number for that parcel is the number then used in adding up the bids for round one.

En Bloc Details: Rossburn Diamond Select

At the conclusion of the auction, Parcels 1 – 7 will be offered for sale 'en bloc'.

To be eligible to bid 'en bloc', in ROUND 1 a bidder must:

- have been high bidder on at least 3 Parcels **AND**
- high or second bidder on another Parcel **AND**
- have bid on all Parcels

The Starting Bid for the 'en bloc' is set at \$400,000 in addition to the total of all high bids for Parcels 1-7.