

**REAL ESTATE BROKER  
BUYER PARTICIPATION FORM**

The undersigned South Dakota licensed real estate broker or salesperson (hereinafter referred to as "broker") registers the following client as a potential buyer on the John H. Esling Trust "Two Bar T Ranch" Real Estate which will be sold at Public Auction on October 30, 2008.

**POTENTIAL BUYER'S NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

The undersigned acknowledge and agree to the following:

1. Broker has personally shown and/or represented the subject property to the prospective buyer.
2. Broker is representing the prospective buyer's interests as a "buyers broker" and is not an agent or sub-agent of either the Seller or Auctioneers/Selling Brokers.
3. Broker is not authorized to make any representations regarding the property on behalf of either the Seller of Auctioneers/Selling Broker.
4. Broker is not buying on his/her own behalf, or on the behalf of any business entity in which he/she owns an interest.
5. Broker will attend the auction with the potential buyer and said buyer must acknowledge the relationship as a "buyer's broker" upon registering for a bidder's number.
6. This completed form MUST BE presented to representatives of Martin Jurisch & Assoc. no later than 24 hours prior to the advertised opening of the auction, no exceptions. A faxed copy to our office prior to the auction will be accepted. Fax # 605-985-5307.

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Opening Bid Offered (\$ per acre/lot) \_\_\_\_\_ Tract # \_\_\_\_\_

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7. This bid is subject to potential buyer's approval of the terms and conditions announced at the opening of the Auction.
8. Upon commencement of the Auction, and in the event the potential buyer becomes the successful bidder at this price or any higher price, said bidder shall immediately enter into a formal contract to purchase.

**BROKER NAME:** \_\_\_\_\_

\_\_\_\_\_  
**Signature, Broker**

\_\_\_\_\_  
**R.E. license #**

\_\_\_\_\_  
**Date**

BROKER COMPENSATION – 1% of the opening <u>written</u> bid price, then 1% on the balance to the final sales price. Note – sales commission WILL NOT BE PAID to a broker who is either wholly or partly buying the property on behalf of themselves or an entity in which they own an interest
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