

AUCTION TERMS AND CONDITIONS:

Registration is required in order to bid at the auction. You will need to show your driver's license along with a Cashier's Check (made payable to you) in the amount of \$2,500.00. Should you be the winning bidder your Cashier's Check will become your (non refundable) earnest deposit upon signing a contract to purchase. The balance will be paid at closing

FINANCING: Keep in mind. Financing must be arranged prior to auction or by paying cash at closing. **YOUR BIDDING IS NOT CONTINGENT UPON YOUR ABILITY TO OBTAIN FINANCING.**

TYPE OF AUCTION: There is no minimum starting bid required. The final bid and acceptance of said bid is subject to seller confirmation

CLOSING: Closing will take place within 30-45 days after the auction.

POSSESSION: Possession will be given at closing.

TAXES: Taxes will be pro-rated to the day of closing.

AGENCY: The Preferred Auction Alliance and its representatives are agents of the seller.

TITLE: Seller will furnish the successful bidder(s) an Owner's Policy of Title Insurance in the amount of the purchase price and will provide a deed conveying the Real Estate to the buyer(s). All prospective bidders should engage legal counsel of their own choosing to examine the commitment for title insurance and all matters referred to therein as affecting the state of the title.

DISCLAIMER AND ABSENCE OF WARRANTIES: This property is being sold on an "AS IS, WHERE IS, WITH ALL FAULTS" basis, and no warranty or representation either expressed or implied, concerning the property is made by either the seller or the auction company. Each bidder is responsible for conducting their own independent inspections, investigations, and all due diligence concerning the property and the auction and do so at their own risk. Neither the seller, Evenboer-Walton Realtors® and its agents nor the auction company are warranting any specific zoning, classification, location of utilities, assurance of building permits, driveway permits; nor warranting or representing as to fitness for a particular use, access, water quality, or physical environmental

condition. Information contained in this brochure is subject to verification by all parties relying on it. Diagrams/Dimensions in this brochure are approximate. All acreages are estimates. All information contained in this brochure and any related materials are subject to the terms and conditions of sale outlined in the purchase contract. Auction conduct and bidding increments are at the sole directions and discretion of the auctioneer. All decisions of the auctioneer are final. The Seller and the Auction Company reserve the right to preclude anyone from bidding if there is a question as to the person's credentials, fitness, intent etc. **ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE TIME OF AUCTION WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

NEW DATA, CORRECTIONS AND CHANGES: Please arrive prior to the scheduled auction time to inspect any changes, corrections, or additions to the property information.

BROKER PARTICIPATION: A 3% commission will be paid to the licensed real estate broker who brings a registered client to the auction and that client is a successful bidder on the property. Broker, Realtor, must represent their client as a "Buyer's Agent" and must register their client with the auction company prior to the start of the auction, agents failing to do so will NOT be paid a commission. Buyer agents must, (1) inspect the property with their client, (2) review all information and disclosures if any with their client, (3) be present on auction day and (4) have read the "Auctions Terms and Conditions" governing this auction sale.

BUYER'S PREMIUM A buyer's premium of 5% will be paid by the buyer over the high bid price and added to the total for a complete contract purchase price.

THIS PROPERTY MAY BE PURCHASED PRIOR TO AUCTION SUBJECT TO OWNER'S APPROVAL. ALL AUCTION TERMS AND CONDITIONS WILL APPLY.

- **It is the responsibility of the purchaser and real estate agent(s) to confirm all of the information presented here with their own independent and reliable sources.**

**"THE AUCTION COMPANY, SELLER AND REAL ESTATE BROKERS
ARE NOT RESPONSIBLE FOR ACCIDENTS"**