

THIS PROPERTY IS AUCTIONEER/REALTOR OWNED

Sale Method: Property to offered by sealed. Highest Bid is subject to seller confirmation. Tie bids: In the case of a tie bid, The earliest bid received takes precedence, then the tied bidders may increase their bid at the live opening on Dec. 30,9am. If the tie Bidder is not present, they forfeit the right to increase their bid. In the event neither wishes to increase their bid, bidder whose bid was postmarked earliest wins.

Opening of Bids: bids will be opened and announced at the auction site on Dec. 30, 9am, weather permitting. In the event of inclement weather, bids will be opened by auction company and bidders notified.

Survey: No survey is provided. Lines are approximate. TAKE NOTE. The south line of parcel DOES NOT include the driveway to the north of neighboring parcel. Property Condition: All property is sold as-is and may contain items and debris

Possession: At closing or as otherwise agreed to by seller and winning bidder.

Taxes: Pro-rated to date of closing Financing: Sale is NOT contingent on financing. Make arrangements prior to bidding.

Buyers premium: No Buyer's premium is added to bid.

Earnest Money and Purchase agreement: \$500.00 earnest money in the form of check or is required to be submitted with bid. Balance due at closing no later than 30 days after auction.

Conditions and easements: Property is being sold subject to all easements, covenants, and restrictions on record.

Bid Increments: bids must be in \$250.00 increments. 20,250.00 is right, 20,100.00 is not

Kim Duncan Auction & Realty and Kim Duncan, Auctioneer/Managing Broker are agents of the seller only.

Disclaimer and Absence of Warranties

All information contained herein and all related materials are subject to the terms and conditions outlined in the agreement to purchase. Announcements made by the auctioneer at the time of the sale will take precedence over any previously printed material or any other oral statement made. The property is being sold "AS IS-WHERE IS". And no warranty or representation, either expressed or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries and due diligence concerning the property. The information provided is believed to be true and accurate, but is subject to verification by all parties relying on it. No liability for its accuracy errors, or omissions is assumed by the auction company or its agents. Conduct at the auction and increments of bidding are at the direction and discretion of the auctioneer. The seller and auction company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, etc. All Real Estate Auctions are video/audio recorded before, during and after auction

I have read and agree to these terms and conditions:

Printed Name:

Signature: