REAL ESTATE TERMS: 10% nonrefundable down payment made day of auction, payable to Beth Rose Real Estate & Auctions, with balance due at closing. **REAL ESTATE PURCHASE AGREEMENT WILL BE SENT TO THE EMAIL ON FILE FOR ELECTRONIC SIGNATURE FOLLOWING THE CLOSE OF THE AUCTION AND MUST BE SIGNED IMMEDIATELY.** No financing contingencies will be entered into the contract. Any required inspections must be completed prior to bidding. Property is being sold as is, where is with no warranty written or implied.

Property will be sold free and clear of all liens. Seller is conveying surface rights only with no oil, gas, coal, mineral, or other subsurface interests conveyed unless otherwise noted. 60 days given to close. Announcements sale day take precedence over all advertisements published. 10% Buyers Premium will be added to determine final contract price. Name of purchaser on contract must be the name of the winning bidder or an entity which the winning bidder legally represents. No exceptions. Real estate sold subject to owner confirmation unless otherwise noted.

AGENCY DISCLOSURE: Beth Rose Real Estate & Auctions is acting as Auctioneer/Agent and is an agent for the seller only.

DISCLAIMER: All information regarding the description of this property is derived from sources deemed reliable but not warranted. Information is believed to be correct to the best of auctioneer/agent's knowledge but is subject to inspection and verification by all parties relying on it. Sellers, their representatives and auctioneer/agent shall not be liable for inaccuracies, errors, or omissions.

Any references to acreage, unless otherwise noted, are derived from public record and are not warranted. Buyers are responsible for conducting their own research prior to bidding.

BUYER/BROKER INFORMATION: Commission will be paid to any properly licensed buyer's broker who registers a successful buyer according to the Broker Participation Guidelines. Broker registration forms are available on our website or from the company office. Brokers/Agents are not entitled to a commission if they are the purchaser.

SOLD IN COOPERATION WITH JOE R. PYLE COMPLETE AUCTION AND REALTY SERVICE