

REAL ESTATE AUCTION
MINIMUM BID \$179,000
and Then Sells to Highest Bidder

The real estate sells LIVE onsite in the lawn, with ONLINE bidding, on Friday, September 9, 2016, at 11:59 am local time.

The Foxfire Realty Team is pleased to be selected as the auction firm to serve the family to offer this outstanding property the modern way at public auction.

Online bidding is available through Proxibid at:

<https://www.proxibid.com/asp/Catalog.asp?aid=116407&lr=1472577576288>

AUCTION INSPECTIONS:

BROKER Seminar: Thursday, September 1, 2016
Begins at 12:00 PM EDT
Ends at 2:00 PM EDT
Location: 308 South Jefferson Steet, Lewisburg, WV

PUBLIC Inspection: Thursday, September 1, 2016
Begins at 05:00 PM EDT
Ends at 07:00 PM EDT
Location: 308 South Jefferson Steet, Lewisburg, WV

BROKER Seminar: Thursday, September 8, 2016
Begins at 12:00 PM EDT
Ends at 2:00 PM EDT
Location: 308 South Jefferson Steet, Lewisburg, WV

PUBLIC Inspection: Thursday, September 8, 2016
Begins at 05:00 PM EDT
Ends at 07:00 PM EDT
Location: 308 South Jefferson Steet, Lewisburg, WV

TERMS SUMMARY:(Complete terms will be in the Property Information Package)

- **A buyer's premium shall be added to the final bid price which shall become part of the total contract price, being 10% for a successful on-the-lawn bidder and 11% for a successful internet online bidder.**
- Sold AS IS, WHERE IS.
- Closing within 30-60 days.
- The property is being offered subject to a minimum bid of only \$179,000, and then selling to the highest bidder.

- The property will convey by the existing legal description and shall be sold by the existing boundary.
- NO PERSONAL PROPERTY IS BEING SOLD. Any personal property that remains after closing of the deed shall become the new owners' sole responsibility to dispose of at their cost.
- A successful purchaser will be required to enter into a **non-contingent** purchase contract. The sale is not contingent upon appraisal, inspections, financing, etc. Should the purchaser withdraw from the transaction prior to closing, the purchaser shall forfeit all moneys deposited. Closing to occur in 30-60 days or sooner; time is of the essence.
- Real estate taxes and other apportionable items (if any) will be prorated at settlement. The Purchaser is responsible for ALL CLOSING COSTS regardless of the local custom including but not limited to; deed preparation, document recording tax stamps, recording costs, taxes, fees, attorney fees/closing agent, inspections, survey and closing expenses shall be paid by the Purchaser.
- Deposit for the property will be **\$10,000.00**. All deposit money is due in full on or before the day of the auction by verifiable funds; cash, certified funds, or cashier's check or approved check. The deposit is nonrefundable upon default of the purchaser.
- The property is being sold "as is, where is" without any warranty or guarantee, except for a marketable title shall be furnished.
- All announcements from the auction block will supersede any and all previously published or written material. This auction is being audio recorded.
- The auctioneer will accept normal increases in the bid price. The auctioneer reserves the right to reject any bid increment that is not in the best interest of the seller.
- Foxfire Realty and Sellers have gathered this information and believe it to be correct to the best of our knowledge. However, we strongly recommend that you inspect the property prior to bidding to determine the accuracy of statements made in promotional materials. All information is deemed correct but not guaranteed. Announcements made day of sale take precedence over written matter.

ADDITIONAL INSTRUCTIONS AND TERMS FOR INTERNET ONLINE BIDDING:

- All terms listed above apply, including the 11% buyer's premium in effect which shall be added to the final bid price and shall become a part of the contract price.
- The live on the lawn auction event is scheduled for Friday September 09 at 11:59 am local time. If you need assistance in registering online, please contact Proxibid Customer Support in Omaha Nebraska toll free at 877.505.7770
- The property is being offered subject to a minimum bid of only \$179,000. and then selling to the highest bidder.
- Internet Online Bidding – Internet online bidding is offered by a third party provider known as Proxibid, www.proxibid.com. The Auctioneer will make all reasonable efforts to present live online bidding as part of the auction if applicable; however, the Auctioneer cannot guarantee that the internet connections or that the online platform from the third party provider will always be in operation. The Bidder acknowledges that internet service can be affected by situations that the Auctioneer cannot control. The Auctioneer will take reasonable care to properly register internet bidders with Seller approved terms and

conditions, but cannot guarantee performance by the bidders. Every effort is made to offer live simulcast bidding during the live on the lawn auction event.

- **PRE-BIDDING:** Online bidders may place pre-auction bids at their convenience. The pre-bidding is subject to starting at the published minimum opening bid of \$179,000.00. The Auctioneer does not have access to see the maximum amount of a pre-bid that has been left by a customer on the internet platform. This method helps to assure the customer that their maximum bid amount is confidential and not available to the Auctioneer. The internet online bids will be placed on the internet platform by the registered bidders and the system will bid in the prescribed bid increments. Notice is given to the seller, our client, AND all online bidders that the item or lot that we have received an absentee bid may sell for less than the customer's maximum amount placed. These measures are in accordance with UCC 2-328. The bidding customers are given notice on the website or posted at auction site that our policy is that we cannot view their maximum bid amount, so that the customer has assurance that they bid with full confidence.
- For assistance with online bidding please contact Proxibid customer service in Omaha Nebraska toll free at 877.505.7770