



## **Terms & Order of the Real Estate Auction:**

*Thank you for your attendance, interest, & bidding!*

1. 10% down day and location of the auction; balance due at closing within 30 days. Personal check may be used for the escrow/ down. Buyer will sign the auction contract immediately following the land auction.
2. Title search will be paid for by the seller. Title insurance will be paid for by the buyer. All other closing costs will be split 50-50 between the seller and buyer. Buyers are welcomed and encouraged to have a qualified legal opinion of the Title Insurance Policy if they so desire. This must be done prior to closing, & at the buyer's expense.
3. This is a "cash auction". The property sells, and the buyer buys, without any contingencies, such as loan approval, appraisal, inspection, sale of property, etc.
4. Assessor's ascertainment of acreage will rule as to the actual amount of acreage per tract. Estimate of tract acreage is just that...an estimate. Buyers are purchasing with fore-knowledge of these facts, and agree with them. Do not bid if you are not satisfied with the acreage ascertainment advertised and announced. They are approximate only, & no guarantee of whether the Assessor's ascertainment will be more or less. \*Note: If you contest this anytime in the future, you are violating the terms of this auction.
5. Legal descriptions from the Title Closing office will prevail (as to the boundaries, acreage, property lines) over any & all printed or verbal statements in advertising & promotional material. Buyers are agreeing to this fact before, during, & after bidding, and/or purchase.
6. Effort has been made to represent the property honestly. In no case, is there any effort to deceive or hide facts and information from buyers. None the less, buyers **MUST** satisfy themselves as to the boundaries & conditions in every respect concerning the property. You are buying "as is, where is" with no recourse.
7. All verbal statements made at the auction will take precedence over any and all printed material. Do not bid if you do not agree with the terms of this auction.
8. Taxes are as follows for 2015:  
Both Tracts:\$671.04  
Tract 1:\$557.76  
Tract 2:\$113.28