

Terms and Conditions:

INSPECTION PERIODS: The property shall be open for inspection on the dates outlined in the property details. Personal inspections can be arranged by contacting the auction company United Country McChristy Realty & Auctions LLC at (816)-232-7160.

BIDDER PACKAGES: An informational package relating to the property may be obtained by prospective bidders by contacting the Auction Company. Bidder Packages are not designed to replace the bidders responsibility of conducting their own due diligence with respect to any Auction Procedures. It is solely a source of gathered information designed to help Bidders with the inspection and informational process.

AUCTION REGISTRATION: All Bidders will be required to register onsite at the auction. A copy of the auction terms and conditions will be present for ALL bidders to review prior to registering and accepting a bidders number at the auction. All bidders shall be required to use a registered bidder's number to place any bid at the auction.

AUCTION: Property is offered with Reserve, Sellers reserve the right to accept or reject any or all bids day of auction. Sellers reserve the right to sell property prior to auction.

10% nonrefundable down payment of the total contract price will be due immediately after being declared the buyer. Down payment may be made in the form of personal check, business check, or cashiers check with the balance due at closing. Anyone not known by Auction Company or Sellers may be required to show proof of Bank Letter of Credit. Closing on or before August 23, 2013. Possession at time of closing. Seller shall provide an Owners Policy of Title Insurance in the amount of purchase price and shall execute a proper deed conveying the real estate to the buyer. Sale shall include all mineral rights owned by seller if any. All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the purchase agreement. Announcements made by the auctioneer at the auction podium during the time of sale will take precedence over any previously printed material or any other oral statements made. The property sells as is where is and no warranty or representation, either expressed or implied concerning the property is made by the seller or auction company. United Country McChristy Realty & Auctions LLC are exclusive agents of the Seller. Sellers reserve the right to accept and/or reject any and/or all bids.

2% Buyers Premium Applies, internet only bids will have 3% buyers premium. Example: if you bid \$1000, add 2% to your bid to arrive at a total purchase price of \$1020.