Terms for Manford Carpenter Revocable Trust Land Auction.

Auction date: Saturday, May 18th, 2013 – 10:00 a.m.

A two percent buyer's premium applies and will be added to the total sales price.

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 cashier's check with the balance due at closing.

Anyone not known by the Auction Company or sellers may be required to show proof of Bank Letter of Credit.

Winning bidder to receive possession of property on auction day.

Final closing to be on or before June 21st, 2013.

Seller shall provide an Owner's Policy of Title Insurance in the amount of the purchase price and shall execute a proper deed conveying the real estate to the buyer.

Sale shall include all mineral rights owned by the 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.