

PUBLIC AUCTION of REAL ESTATE & Personal Property



29555 Sovern Lane Junction City, OR 97448

36.33 acres with 4 bed, 2.5 bath, 2431 sf house

Public Auction - Selling online

with a Live Webcast and internet bidding at:

www.StuartRealtyGroup.HiBid.com

Saturday, Nov. 13th @ 1pm PDT

Auction	Sunday	Saturday
Previews	10/24/2021	10/30/2021
	1:00 - 4:00 pm	1:00 - 4:00 pm

Another great opportunity to participate in buying and selling real property

For additional property information, contact

Tim Stuart, Principal Broker & Auctioneer

Cell/Text: **503-680-4959**

Office: **503-263-7253**

Tim@StuartRealtyGroupInc.com

Bidding Platform

www.StuartRealtyGroup.HiBid.com



Auction Terms & Conditions

(To be attached and made a part of the Purchase Contract)

BIDDER REGISTRATION: All prospective buyers must register in order to be issued a Bidder's number and bid at the auction. Bidders will need proof of the appropriate deposit funds as stated below upon registration to bid. (digital verification)

BUYER'S PREMIUM: A 6% (six percent) Buyer's Premium will be charged and added to the high bid in order to determine the Final Contract Price. The successful Bidder will be required to sign an Oregon Real Estate Purchase and Sale Agreement ("Purchase Contract") and submit deposit funds on the first business day after the auction or by 2pm (PT) on Nov. 15th 2021.

DEPOSIT: Proof that you can and will make \$10,000 deposit will be required to bid on the property at auction. The deposit shall be in the form of cashier's check, or Wire Transfer for online bidders, due within 25 hours or by 2pm Nov. 15th 2021. Balance of the Final Contract Price is due within 34 days from the date of the auction (12/17/2021). Deposit funds are non-refundable upon seller's acceptance.

BROKER REGISTRATION: A 2% commission of the Purchase price will be paid to a licensed Real Estate Broker whose prospect pays and closes escrow on the auction property. To qualify for the commission, licensed agent must register and accompany their client to the previews and auction. A Broker Registration form must be signed by agent, Principal broker and prospect and be received and acknowledged by Stuart Realty Group, Inc. by 6pm Friday, Nov. 12th, 2021. Registration forms may be emailed to Tim@StuartRealtyGroupInc.com or mailed via US Mail to **Stuart Realty Group, Inc. ATTN: Tim Stuart, 358 NW 1st Ave, Suite 7, Canby, Oregon 97013.**

CLOSING: Closing will occur on or before Friday, December 17th 2021 or as soon as title can be provided through First American Title Company 9200 SE Sunnybrook Blvd Suite 400, Clackamas, OR 97015

POSSESSION: Possession shall be 6pm on the date of closing.

TITLE: Standard Title Insurance and escrow closing fees apply. Title insurance will be provided by the seller insuring the title on such property and will provide a Statutory warranty deed, subject to no encumbrances except for current taxes and assessments, easements, right of ways, reservations, covenants, conditions, and restrictions of record. A copy of the Preliminary Title Report will be provided prior to close of escrow. This transaction shall close in an escrow office, escrow fees to be split 50/50. Taxes will be prorated as to the date of closing. The highest bidder will be liable for breach of the Purchase Contract if said bidder cannot perform.

PROPERTY INSPECTION: Previewing is essential. The property is being sold in "AS IS - WHERE IS" condition, with no warranty or representation, expressed, written or implied. The sale of this property is subject to any and all easements, restrictions, roadways, and right-of-ways of record. Potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the properties. Bidding is not contingent upon any financing or additional inspections.

SELLER'S & AUCTIONEER'S DISCLAIMER: Stuart Realty Group, Inc. represent the Seller exclusively. All announcements made by the Auctioneer on auction day shall take precedence over any previously written material or oral statements made. Conduct of the auction, increments of the bidding and decisions as to the high bidder will be at the direction and sole discretion of the Auctioneer. The information contained in the Property Information Package is believed to be accurate but is subject to the verification by all parties relying on it.

Neither the Seller, Auctioneers, nor their respective agents, representatives, employees, officers, directors, nor shareholders shall be liable for any inaccuracies, errors, or omissions in the brochure or in any related document submitted or delivered in connection herewith. All acreage, dimensions, square footage, and taxes in the brochure are from public record and are deemed reliable but are not guaranteed. All properties are available for and subject to prior sale up to one week prior to the auction.

ONLINE & ABSENTEE BIDDING: Internet bidding will be available through the StuartRealtyGroup.HiBid.com website if you aren't able to bid online for the property, Absentee bids will also be accepted, providing you qualify with Stuart Realty Group, Inc. 24 hours prior to the auction. All online and absentee bidders must sign an affidavit stating that they have inspected the property prior to bidding or waive the right to do so.

AUCTION PROPERTY SELLING: Subject to the Seller's Confirmation which we should have within 24 hours.

Auctioneer reserves the right to change any Terms of Sale or remove property from the auction.

PROPERTY FEATURES

MAIN FEATURES

- 36.33 irrigated acres just North of Eugene, OR
- 2431± sq.ft. 4 bedrooms, 2.5 bath home built in 1986
- 48' x 60' BARN with a 40' x 20' SHOP and 36' x 24' SHED/SHOP
- Get out of town and enjoy the "Fresh Air"
- 2 wells on the property one designated for irrigation
- Comfortable house with attached Garage with large workshops
- Lane County Yearly Property Taxes \$4109.31

Junction City, OR approx. 3.7 miles

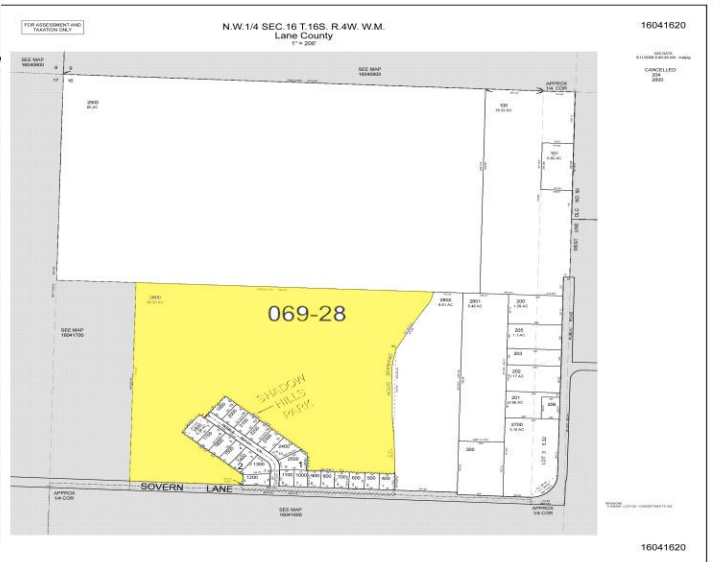
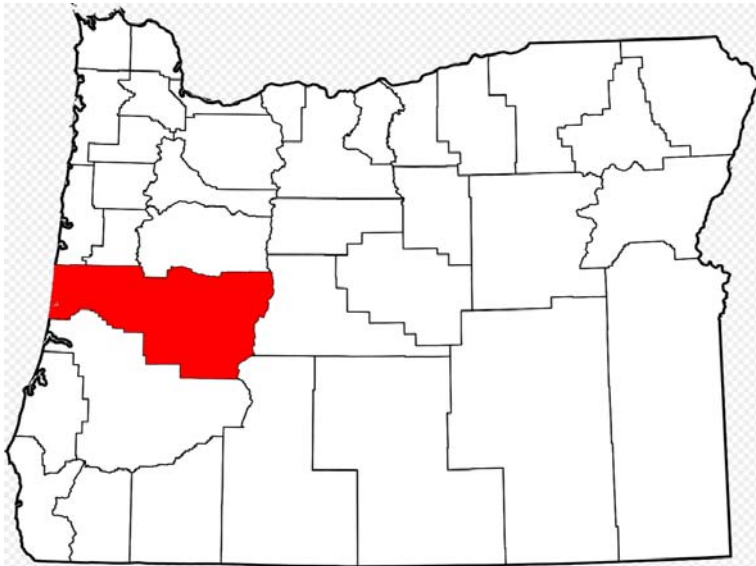
Eugene, OR approx. 12.2 miles from downtown

Albany, OR approx. 40 miles

Lane County is one of the 36 counties in the U.S. state of Oregon. As of the 2010 census, the population was 351,715, making it the fourth-most populous county in Oregon. The county seat is Eugene. It is named in honor of Joseph Lane, Oregon's first territorial governor.

Lane County: (website: <https://lanecounty.org/>)

Plat Map from County Records:



Registration and online bidding through
www.StuartRealtyGroup.HiBid

