

Terms and Conditions of Online Auction

United Country – Kansas City Auction and Realty (Auction Company) is providing an Internet auction as a service to Bidder. Bidder acknowledges and understands that this service may or may not function correctly during the auction. Under no circumstances shall bidder have any kind of claim against the Seller, Auction Company, Agents or Representatives in the event the Internet service fails to work correctly during the online auction. Auction Company will not be responsible for any missed bids from any source. Internet bidders who desire to make certain their bid is acknowledged should use the proxy bidding feature and leave their maximum bid at least 24 hours before the auction closes. Auction Company reserves the right to withdraw or re-catalog items in this auction.

The following describes the terms on which offers you access to the Internet Online Auction by United Country – Kansas City Auction and Realty. In order to bid, you must read and accept all of the terms and conditions set forth below:

Buyer's Contract: Your bids placed on the United Country – Kansas City Auction and Realty website are a contract and you are responsible for paying all amounts due to United Country – Kansas City Auction and Realty. If you cannot pay for and pick up the items during the times specified, then you must not bid.

Retention of Credit Card Information: By providing your credit card information, you authorize United Country – Kansas City Auction and Realty to charge your credit card for the purchase amount of any successful bid plus associated taxes, shipping costs (if any) and Handling Fees (if any,). You also agree and acknowledge that United Country – Kansas City Auction and Realty will keep your credit card information on file so long as you maintain an account with United Country – Kansas City Auction and Realty.

BY BIDDING, YOU HEREBY AUTHORIZE UNITED COUNTRY – KANSAS CITY AUCTION AND REALTY TO CHARGE YOUR CREDIT CARD FOR ANY OF THE FEES LISTED ABOVE. IF NEED BE.

Pick-Up: Wednesday, December 9th, 2015 from 10:00am till 3:00pm. and Thursday, December 10th from 10:00am till 3:00pm. All items MUST be removed by 3:00pm on Thursday.

Preview: By Appointment only

Sales Tax: 0% Sales Tax (estate sale)

Buyers Premium: A buyer's premium of fifteen percent (15%) of the high bid will be added to the high bid to determine the final sales price for the auction lot.

Pick up Location: onsite at 13802 E 195th St., Peculiar, MO 64078.

Shipping Instructions: United Country – Kansas City Auction and Realty will make NO shipping arrangements. ALL shipping and/or shipping quotes for shipping is requested by contacting YOUR choice of the shipping company's. Contact any shipper -AT YOUR OWN RISK- Buyer is obligated to pay all

shipping expenses DIRECTLY to a shipper of their choice. It is preferred that all items be picked up in person,

Participation Requirements: Name, address, daytime phone number, email address and a Valid Credit Card required for bidding approval.

Payment Options: Visa, MasterCard or Discover

Payment Instructions: ALL accounts will be settled at the conclusion of this auction. We will immediately charge the credit card you have on file with United Country Coffey Realty & Auction/Bidopia for your purchases, plus buyer's premiums. *** A \$25 service fee will be charged to any account whose credit card on file is declined requiring additional time and telephone contact to establish payment for merchandise. Please respond immediately by email if you KNOW that you need to use an alternative credit card.

Currency Type: USD

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Special Terms of Sale:

1. YOUR BID IS A CONTRACT TO BUY should you be the winning bidder.
2. All property is sold "AS IS".
3. No Returns: All sales are final. There are no returns, refunds or adjustments.
4. Age Requirement: All bidders must be 18 years of age or older.
5. Our Internet on-line auctions move quickly! If you are interested in an item, bid quickly. If you win an item in the auction you will be notified by email.
6. The purchaser agrees to pay all reasonable attorney fees and costs incurred by the auction company in the collection of funds. The purchaser also agrees that a fee of 18% per month be added to the balance of any unpaid balance due the auction company and any other costs or losses incurred by the purchaser's failure to adhere to these terms. Any debt collection or dispute proceedings will be heard in Platte County, Missouri.
7. ALL SALES ARE FINAL. Your bid IS A CONTRACT TO BUY should you win.
8. By bidding on any item, the bidder is acknowledging and demonstrating their acceptance of the terms and conditions of the auction.
9. The auction company reserves the right to refuse service to any person.

10. All announcements made prior to the close of the Internet bidding take precedence over any and all written or verbal statements.

11. United Country – Kansas City Auction and Realty attempts to describe the merchandise to the best of our abilities however we make no representations or guarantees. In no event shall United Country – Kansas City Auction and Realty be held responsible for having made or implied any warranty of merchantability or fitness for a particular purpose. United Country – Kansas City Auction and Realty will not be responsible for any errors or omissions in the description of the merchandise.

12. Items in this auction are being offered and sold with “no minimum bid or reserve price”, in other terms (Absolute Auction). EXPLANATION OF STAGGERED CLOSING & SOFT CLOSE Staggered Close: If you'll notice in the Title of our Auction, it states that bidding BEGINS to close at 4:00pm CST (Missouri Time). However, ALL items do not close together at that time. Items will close in the order listed on the site, (unless affected by the Soft Close as explained below) and typically close at a typical rate of 6 items per minute (approximately every 10 seconds). Our Auction was set up this way intentionally so that bidders can have time to evaluate their overall progress in a sale as individual items close. You may also click on "Live Catalog" to view, in real time format, the lots that have current activity. Soft Close: Additionally, if an item receives a bid within the last 2 minutes, then the close time will be extended 2 minutes from the time the bid is placed. The time will continue to be extended for 2 minutes with each newly placed bid and the item will not close until 2 minutes have elapsed with no additional bid activity. This eliminates "snipers" from our Internet Auctions and encourages a fair and impartial platform for all bidders. Please be certain that we have taken every precaution to set the site up in a transparent manner that allows for the fairest environment for both buyers and sellers.