

50 Acre Farm and Home Live Auction

W4924 US Hwy 10, Neillsville, WI 54456

Friday July 7th 2017 9:30AM



This 50-acre farm is located just outside on Neillsville, WI in Clark County and has 30 acres tillable, the balance is in pasture land. Property sits next to the Neillsville Industrial Park and could potentially be added to the Industrial Park as Commercial property. There is approximately 2,000' of US Hwy. 10 frontage and there is current billboard sign rental income. The property consists of a barn that has 60 stalls and 4 calf pens, 2 silos, 1 large 100'x44' pole/machine shed with cement floor, electric and a work shop. The home is a 3 bedroom and 1 bath 2 story home and a small garden shed. This property has all sorts of potential for someone wanting a smaller farm with acreage or the potential commercial opportunities that come with this property. Don't miss this auction as there will be personal property sold first with the real estate offered for sale after the personal property.

Auction - July 7, 2017 @ 9:30 -- **Terms and Conditions:** 10% Buyers Fee added to high bid for each parcel to determine total contract price. Signed Offer to Purchase with no contingencies along with the Terms and Conditions of the Auction w/Addenda to Terms and Condition. Nonrefundable down payment per parcel. Buyer to close on or before August 7th 2017. All bids subject to Sellers approval. All property sold as is where is. Auction preview dates: June 24th 12-2 and June 28th 4-6

UNITED COUNTRY HAMELE AUCTION & REALTY: 1325 W. Wisconsin St. Portage, WI 53901 608-742-5000 Registered Wisconsin Auctioneers: Travis Hamele #2224 Pardeeville, WI. 608-697-3349. List agent Bruce Witte 715-429-0654. Thinking of selling Real Estate or having an auction? Call us for a free auction evaluation.

We can help you with all of your real estate or auction needs! Visit us at www.HameleAuctions.com



**Hamele Auction
& Realty**



Farm 1508599 Active		w4924 US HWY 10 Neillsville, WI 54451			
	Type:	Hobby	County:	Clark	
	Bedrooms:	3	Area:	29 - Taylor And Clark	
	Full Baths:	1	School Dist:	Neillsville	
	Partial Baths:	0	Sec/Twp/Rng:		
	Lot Size:	0 x 0 x	Garage Cap:	2	
	Acreage:	50.00	Garage Type:	Detached	
	Apx Fin AG:	2,500	Year Built:	1930	
Apx Fin BG:	0	Taxes:	\$1,866.00		
Apx Fin SqFt:	2,500	Tax Year:	2016		
Home Dim:	38 x 34	Waterfront:	No		
Tillable Acres:	30	Twp:	Pine Valley & Grant	Common:	
Pasture Acres:	20	Leased:		Restrictive Cov:	
Wood Acres:		Leased Desc:		Use Value Assmt:	
Total:	50	Gov Programs:		Tax ID:	042.0356.000
				Addtl Tax IDs:	016.0479.000
Farm Equip/Fixt:					
Water Front Type:		Water Front Ft:		Seasons:	
Lake/River Name:		Own Frontage:		Easements:	
Lake Size:		Deeded Access:		Lake Depth:	
Included:					
Excluded:					
Exterior:	Vinyl				
Basement:	Full	Cooling:	Wall Unit		
Driveway:	Gravel	Electric:	Circuit Breaker		
Sub-Type:	Beef, Dairy/Crop, Horse	Fireplace:			
Foundation:	Poured	Fuel Source:	LP Gas		
Heating:	Forced Air	New Const:			
Occupancy:	At Closing	Outbuildings:	Barn, Corn Crib, Pole Building, Shed-Garden, Shed-Machine, Silo, Workshop		
Patio Deck:	Patio-Concrete	Sewer:	Septic-Conventional		
Showing:	24 Hour Notice, Lockbox-None, Sign-on Property, UseShowingTime	Soil Type:	Loam		
Terrain:	Level, Sloping, Tilled	Water:	Well-Drilled		
Water Heater:	Electric	Zoning:	Agricultural, Residential		
Directions:	From Neillsville take US Hwy 10 East 1 mile just past Neillsville Industrial Park, property on North side of US Hwy 10				
Remarks:	Auction - July 7, 2017 @ 9:30 -- Terms and Conditions: 10% Buyers Fee added to high bid for each parcel to determine total contract price. Signed Offer to Purchase with no contingencies along with the Terms and Conditions of the Auction w/Addenda to Terms and Condition. Non refundable down payment per parcel. Buyer to close on or before August 7th 2017. All bids subject to Sellers approval. All property sold as is where is. Auction preview dates: June 24th 12-2 and June 28th 4-6				
Legal:					
Condition Report:	No	Seller Financing:	No	Seller Fin Remarks:	
Seller Concessions:					
Prepared By: Bruce Witte	Email:	brucew@uchamele.com			
United Country Hamele Auction & Realty	Office Ph#:	608-742-5000			
1325 W Wisconsin St	Preferred Ph#:	715-429-0654			
Portage, WI 53901	Certs:				

Not guaranteed. Information provided by NWW WI MLS is compiled from 3rd party source. Days on Market data may relate only to this unique ML# and not reflect entire listing activity of property. Neither NWW WI MLS, the listing broker or its agents or subagents are responsible for its accuracy. PRESENTING AGENT MAY NOT NECESSARILY BE THE LISTER. © June 09, 2017 9:23 AM NWWMLS

STATE OF WISCONSIN - CLARK COUNTY

PROPERTY TAX BILL FOR 2016

REAL ESTATE

DEBRA WETZEL, TREASURER
TOWN OF PINE VALLEY
N4738 ST HWY 73
NEILLSVILLE WI 54456

JOAN COUNSELL

Parcel No. 042.0356.000
Bill No. 6231

IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description. See reverse side for important information.

JOAN COUNSELL
W4924 US HWY 10
NEILLSVILLE WI 54456

Deeded Acres: 10.00
Legal Description/Location of Property
S 40 RDS OF E 40 RDS OF
SE-SE EX HWY R/W AS DESC IN
304 REC 401
SEE TAX ROLL FOR MORE LEGAL

Please inform the Treasurer of any Address change

Property Address
W4924 US HWY 10

Assessed Value Land	Assessed Value Improvements	Total Assessed Value	Average Assmt Ratio	Net Assessed Value Rate (Does NOT reflect Credits)		
9,600	87,200	96,800	.8759	.01972371		
Estimated Fair Market Value Land	Estimated Fair Market Value Improvement	Total Estimated Fair Market Value	<input type="checkbox"/> A star in this box means unpaid prior year taxes	School Tax Reduced by School Levy Tax Credit		
See reverse, Use Value Assessment				149.46		
TAXING JURISDICTION	2015 Estimated State Aids Allocated To Tax District	2016 Estimated State Aids Allocated To Tax District	2015 Net Tax	2016 Net Tax	% Tax Change	NET PROPERTY TAX
STATE			17.45	18.75	7.4	1,756.17
COUNTY	121,386	126,774	837.79	899.20	7.3	
TOWN OF PINE VALL	187,894	187,890	167.26	167.25	0.0	
NEILLSVILLE SD 38	1,099,401	1,149,697	725.51	727.05	0.2	
VOC DIST-EAU CLAI	99,486	95,978	91.13	97.00	6.4	
TOTALS	1,508,167	1,560,339	1,839.14	1,909.25	3.8	TOTAL DUE 1,756.17
FIRST DOLLAR CREDIT			55.73-	53.14-	4.6-	For Full Payment, Pay to Local Treasurer by January 31, 2017 Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and applicable penalty (See reverse)
LOTTERY and GAMING CREDIT			90.03-	99.94-	11.0-	
NET TAX			1,693.38	1,756.17	3.7	

PAY 1ST INSTALLMENT OF: \$828.12 PAY 2ND INSTALLMENT OF: \$928.05 OR PAY FULL AMOUNT OF: \$1,756.17
 *** FOR INFORMATIONAL PURPOSE ONLY - Voter-Approved Temporary Tax Increases Jurisdiction Additional Total Taxes Tot. Addl. Taxes Applied to Property Year Increase Ends

PAY 1ST INSTALLMENT OF:
\$828.12
By **1/31/2017**

PAY 2ND INSTALLMENT OF:
\$928.05
By **7/31/2017**

OR PAY FULL AMOUNT OF:
\$1,756.17
By **1/31/2017**

Amount Enclosed _____

Amount Enclosed _____

Amount Enclosed _____

JOAN COUNSELL

JOAN COUNSELL

JOAN COUNSELL

Parcel No.
042.0356.000

Parcel No.
042.0356.000

Parcel No.
042.0356.000

Bill No. **6231**

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Bill No. **6231**

Make Check Payable to:
TOWN OF PINE VALLEY
DEBRA WETZEL, TREASURER
N4738 ST HWY 73
NEILLSVILLE WI 54456

Make Check Payable to:
CLARK COUNTY TREASURER
MARY J DOMANICO
517 COURT ST RM 302
NEILLSVILLE WI 54456-1993

Make Check Payable to:
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N4738 ST HWY 73
NEILLSVILLE WI 54456

Include this Stub with Payment

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Include this Stub with Payment

DIANNE VINE, TREASURER
TOWN OF GRANT
W3866 HILL RD
GRANTON WI 54436

STATE OF WISCONSIN - CLARK COUNTY
PROPERTY TAX BILL FOR 2016

REAL ESTATE

JOAN COUNSELL

Parcel No. 016.0479.000
Bill No. 6230

IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description. See reverse side for important information.

Deeded Acres: 40.84
Legal Description/Location of Property
FRAC SW-SW EX HWY R/W AS
DESC IN 304 REC 01
SEC 18 TWP 24 N R 1 W

JOAN COUNSELL
W4924 US HWY 10
NEILLSVILLE WI 54456

Please inform the Treasurer of any Address change

Property Address

Assessed Value Land 6,100	Assessed Value Improvements	Total Assessed Value 6,100	Average Assmt Ratio .9743	Net Assessed Value Rate (Does NOT reflect Credits) .01816227																																																												
Estimated Fair Market Value Land See reverse,	Estimated Fair Market Value Improvement Use Value Assessment	Total Estimated Fair Market Value	<input checked="" type="checkbox"/> A star in this box means unpaid prior year taxes	School Tax Reduced by School Levy Tax Credit 10.93																																																												
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PAY 1ST INSTALLMENT OF: \$55.40 PAY 2ND INSTALLMENT OF: \$55.39 OR PAY FULL AMOUNT OF: \$110.79
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PAY 1ST INSTALLMENT OF:
\$55.40
By 1/31/2017

PAY 2ND INSTALLMENT OF:
\$55.39
By 7/31/2017

OR PAY FULL AMOUNT OF:
\$110.79
By 1/31/2017

Amount Enclosed _____

Amount Enclosed _____

Amount Enclosed _____

JOAN COUNSELL

JOAN COUNSELL

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Parcel No.
016.0479.000

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W3866 HILL RD
GRANTON WI 54436

Include this Stub with Payment

Include this Stub with Payment

Include this Stub with Payment

Counsell Parcel Map for Auction

Clark County, Wisconsin, 50.0 AC +/-



Boundary

Boundary

TRAVIS HAMELE
P: 6087425000

www.uchamele.com

1325 W. WISCONSIN ST.



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.
844.932.8277 - mapright.com

|  All Polygons 48.4 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
LoB	Loyal silt loam, 1 to 6 percent slopes	12.0	24.69	2e
LoC	Loyal silt loam, 6 to 12 percent slopes	23.6	48.71	3e
FhD	Flambeau loam, 12 to 20 percent slopes	3.9	8.04	4e
AgA	Almena silt loam, 0 to 3 percent slopes	9.0	18.55	2w
TOTALS		48.4	100%	2.65

|  Boundary 9.2 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
LoB	Loyal silt loam, 1 to 6 percent slopes	6.6	71.99	2e
LoC	Loyal silt loam, 6 to 12 percent slopes	2.6	28.01	3e
TOTALS		9.2	100%	2.28









|  Boundary 39.2 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
LoC	Loyal silt loam, 6 to 12 percent slopes	21.0	53.58	3e
LoB	Loyal silt loam, 1 to 6 percent slopes	5.3	13.57	2e
FhD	Flambeau loam, 12 to 20 percent slopes	3.9	9.93	4e
AgA	Almena silt loam, 0 to 3 percent slopes	9.0	22.92	2w
TOTALS		39.2	100%	2.73

Capability Legend

Increased Limitations and Hazards

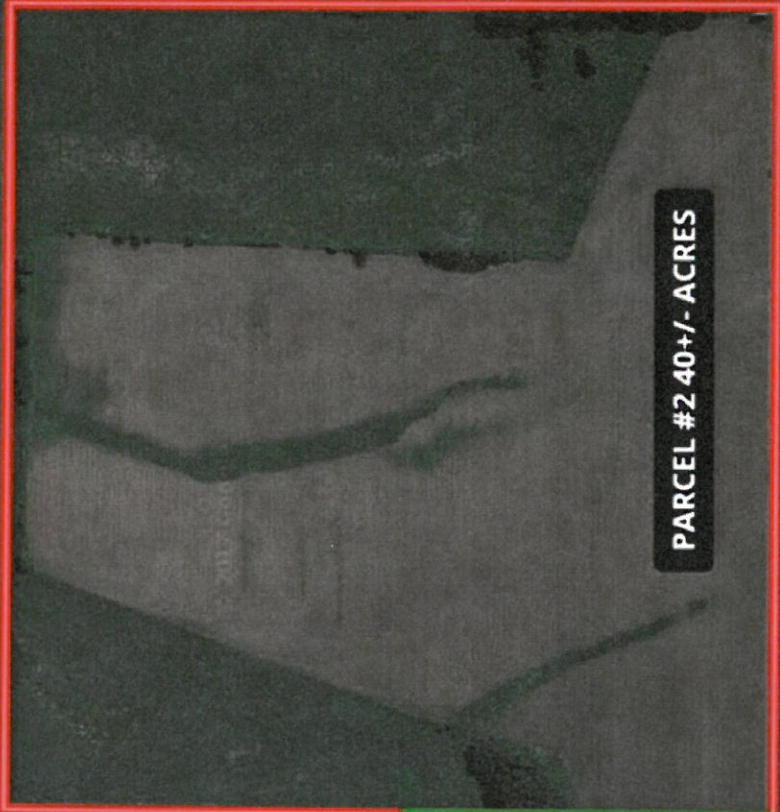
Decreased Adaptability and Freedom of Choice Users

Land, Capability Class(non-irrigated)								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



PARCEL #2 40+/- ACRES



PARCEL #1 10+/- ACRES



OEM Fabricators

10

10

10

10

10

10

10

Vision St

S Townline Rd

S Townline Rd

ng
res

UNITED COUNTRY HAMELE AUCTION AND REALTY
P.O. Box 257, Portage, WI 53901
608-742-5000

REAL ESTATE AUCTION TERMS AND CONDITIONS
With Buyer's Premium

THE UNDERSIGNED (herein "Bidder" or "Buyer", interchangeably, whether successful in purchasing the property or not) agrees to abide by all Terms and Conditions stated herein for the real estate auction whether conducted live, on-line, by conference call or in any other manner.

All Buyers are required to have a Bidder's number to bid. In order to obtain a number, bidders must give verifiable full name, address and phone number. Evidence of correct form and amount of deposit must be made in order to register for the auction.

All announcements made by the Auctioneer immediately prior to and during the auction will take precedence over all previously printed material and any prior oral statements relating to the auction of the property. The property which is the subject of the auction is located at W4924 US Hwy 10 Neillsville in the Town of Pine Valley & Grant (50+/- acres) Clark County . These Terms and Conditions will be attached to and become a part of the Offer to Purchase Real Estate, which will represent the final contracted terms of the sale. All registered Bidders agree by bidding at this action to abide by the terms and conditions set forth herein:

United Country Hamele Auction and Realty ("Auctioneer") has been appointed by Laura Chubb Counsell PR of Joan Counsell Estate ("Seller"), through a separate written Agreement to offer the Property at auction.

The Seller reserves the right to deny any person admittance to or expel anyone from the property or the auction for interference, nuisance, canvassing or solicitation.

The Seller reserves the right to add additional property or withdraw any portion or all of the property being offered at the auction.

CONTRACTS:

The successful Bidder must sign all documents and contracts, including without limitation a contingency free Offer to Purchase, as presented by Auctioneer immediately upon conclusion of the auction. Bidder acknowledges that all documents and contracts may be subject to Court or Seller approval or ratification to become binding upon the Seller. They are, however, binding upon Bidder immediately.

DEPOSITS:

Immediately upon conclusion of bidding resulting in a successful sale, the high bidder shall pay to the Auctioneer a deposit of \$5000 for each parcel. This deposit will be required in the form of a cashier's check or certified check. A personal or company check will only be accepted if accompanied by auction company approval or bank letter of guarantee as follows: "To United Country Hamele Auction and Realty: We will guarantee payment of checks written on account # _____ up to \$

for purchases made at your real estate auction sale". This letter must be written on bank letterhead and signed by a bank official having the capacity to bind the bank. No third-party checks will be accepted. Please note that all cashier's or certified checks should be made payable to yourself. You will endorse the check over to United Country Hamele Auction and Realty when you are the successful Bidder at a live event.

BUYER'S PREMIUM:

A buyer's premium of ten percent (10%) shall be added to the successful Bidder's high bid and included in the total purchase price to be paid by the successful Bidder. Wire transfer is subject to a \$25.00 fee.

REAL ESTATE CLOSING:

Buyers must close all sale of real property on or before August 7th 2017, in which case the terms of the Offer shall control. **Time is of the essence.** The entire purchase price must be paid by cashier's check or certified check, attorney's escrow check or wired funds at closing. Other terms and conditions of the closing of this sale of real property shall be controlled by the terms of the Offer to Purchase to be executed by the high bidder.

CONDITION OF SALE:

This property is sold in gross in all cases. If a subsequent survey shows a greater or lesser number of acres or square footage, this will not affect the purchase or purchase price.

AGENCY AND CONDUCT OF AUCTION:

The Auctioneer is acting as agent on behalf of the Seller only. Auctioneer may enter bids on behalf of internet or absentee buyers. The Auctioneer is not responsible for the acts of his/her agents or principals. During the bidding, the Auctioneer has the right to reject any raise that, in his opinion, is not commensurate with the value of the offering. In the event of any dispute between Bidders, the Auctioneer may determine the successful Bidder or re-offer and resell the property in dispute. Should there be any dispute after the sale, Auctioneer's determination of final sale shall be conclusive.

RIGHTS:

All announcements made the day of sale take precedence over any prior written or verbal terms of sale. Buyers will acquire properties subject to the rights of all parties in possession. If any conditions contained herein are not complied with by the Buyer, United County Hamele Auction and Realty may, in addition to asserting all remedies available by law, including the right to hold defaulting Buyer liable for the purchase price, either (a) cancel the sale, retaining as liquidated damages any payment made by such Buyer, (b) resell the property at public auction; or (c) take such other action as it deems necessary or appropriate. The retention of the Bidder's deposit shall not limit any rights or remedies of United County Hamele Auction and Realty or the Sellers with respect to the Buyer's default. If the property is resold, the original defaulting Buyer shall be liable for payment of any deficiency in the subsequent purchase price and all costs and expenses, the expenses of both sales, reasonable attorney fees, commissions, incidental damages and all other charges due hereunder.

JURISDICTION:

The respective rights and obligations of the parties with respect to the Terms and Conditions of Sale and the conduct of the auction shall be governed and interpreted by the laws of the State of Wisconsin. By bidding at an auction, whether present in person or by agent, by written bid, or other means, the Buyer shall be deemed to have consented to the exclusive jurisdiction of the state and federal courts sitting in the State of Wisconsin. Buyer agrees that (irrespective of the location of the auction, the property or the place of execution of this document) venue for any state court litigation interpreting or enforcing this document or any matter relative to this auction shall be in Columbia County, Wisconsin.

ADDITION TO OR WITHDRAWAL FROM SALE:

The Seller reserves the right to withdraw from sale the property listed and also reserves the right to group one or more properties into one or more selling lots or to subdivide into two or more selling lots. The Seller additionally reserves the right to cancel the auction sale at any time.

INSPECTIONS:

Bidders acknowledge by their participation in the auction that they have had sufficient opportunity to make independent inspection(s) of the property prior to bidding and executing the Offer to Purchase Real Estate. Bidders acknowledge that they have, prior to the commencement of bidding, had the opportunity to perform inspections and testing on the property at their own expense. Bidders must rely solely upon Bidder's own investigation of the property and not any information provided by the Seller, Broker or Auctioneer, or their respective agents, employees, officers or representatives. Failure of a Bidder to be fully informed on the condition of the property will not constitute grounds for any adjustments to purchase price, right to cancel sale or other cause of action. Buyer agrees hereby to waive the opportunity to conduct future testing or additional inspections of the property and acknowledges that testing or inspection will not be allowed as a contingency under the Offer to Purchase.

REPRESENTATIONS:

All information provided to Buyers was obtained from sources believed to be reliable and is believed to be correct. However, the Auctioneer, Broker and Seller do not make any representations or warranties as to accuracy or completeness of any information provided. Bidder hereby represents, warrants and agrees that Bidder has not relied upon any information regarding the Property (including, without limitation, advertising materials, warranties, statements or announcements) provided by Seller, Broker or Auctioneer, or their respective agents, employees, officers or representatives.

REAL ESTATE BUYER'S AGENTS:

Real estate agents who register as buyer's agents will qualify for a 2% commission, calculated on the successful Bidder's high bid. The agent's properly registered Buyer must be the successful Bidder at the auction, and the Buyer must pay for and settle on the property. No agent shall be entitled to any commission on account of any sale to that agent; rather, agent, if purchasing the property as an investment for agent will receive an incentive fee of 0% of the successful Bidder's high bid. Agent must register his or her prospective Buyer on a form provided by Auctioneer with the signature of the agent and the prospective

Buyer, the agent's real estate license number, identification of the property, and Agency Disclosure Statement. Buyer Broker Registration Form must be submitted to Auctioneer 24 hours **prior** to bidding. Agents much accompany their Buyer to the auction.

TITLE INSURANCE:

The property shall be sold with a Title Insurance Policy issued at Seller's cost.

FINANCING:

The property is not being offered subject to financing. The Offer to Purchase executed by the high bidder shall not contain a financing contingency.

ENVIRONMENTAL DISCLAIMER:

The Auctioneer, Broker and/or Seller make no warranties with respect to the existence or nonexistence of any pollutants, contaminates or hazardous waste prohibited by federal, state or local law. Buyer hereby represents that it has made its own environmental audit or examination of the premises and accepts the property in its current condition, as is.

ADDENDA:

The following addenda are attached, hereto and incorporated by reference as if fully set forth herein: Addenda to Terms & Conditions Relating to Auction at W4924 US Hwy 10 Neillsville in the Town of Pine Valley & Grant (50+/- acres) Clark County July 8th 2017.

AUCTIONEER IS NOT RESPONSIBLE FOR ANY MISTAKES MADE IN AUCTION

ADVERTISEMENTS

DAY OF SALE ANNOUNCEMENTS TAKE PRECEDENCE OVER ALL OTHER ADVERTISING PROPERTY SOLD "AS IS WHERE IS" WITH ALL FAULTS & NO WARRANTEE OTHER THAN CLEAR

TITLE DEED

ACCEPTANCE OF TERMS AND CONDITIONS:

The undersigned Bidder affirms he has read, understands and accepts the terms of the auction; and that if there are any risks, he accepts them wholly as his own and holds the Seller, Broker and Auctioneer harmless and without blame.

Name:

Email:

Address:

Phone Number(s): Home:

Cell:

Buyers Signature

Buyers Signature

Bidder Number:

Addenda to Terms & Conditions Relating to Auction at W4924
US HWY 10 Neillsville WI. Town of Pine Valley & Grant -Clark
County July 7th 2017

To Register: Live Bidders will register and purchase property(s) as follows:

Live Bidders: A 10% Buyer's Premium will be added to final bid on each property to determine total contract price. Live Bidders will be required to sign Terms & Conditions, Bidder Registration Form.

Terms of Purchase: All properties are offered and/or sold in AS-IS condition, free and clear of any and all liens or judgments. Seller only warrants good title & deed as a Warranty Deed. Seller will allow buyer to purchase GAP insurance endorsement at a cost of \$125. Buyer will be required to pay a \$5,000 nonrefundable down payment per parcel. The balance of the total contract price is due and closing for each parcel or combinations and closing will take place on or before August 7th 2017 at seller's choice of Title Company.

Inspections/Condition: Bidders acknowledge by their participation in the auction that they have had the opportunity to make any and all independent inspections of the properties prior to bidding and executing the Real Estate Offer to Purchase Contract. All property sold will be sold "AS-IS WHERE IS"- WITH ALL FAULTS with no contingencies. Bidders responsible for verifying all measurements, taxes, special assessments, property condition, Rental Weatherization, environmental issues, and all other facts or statements regarding real property. Seller also has no knowledge or has done any testing on lead base paint. Buyer has the opportunity to test paint prior to auction at own time and cost; also cannot be a contingency to purchase property. THE PROPERTY, INCLUDING IT'S SOILS AND GROUND WATERS AND ALL IT'S BUILDINGS AND OTHER IMPROVEMENTS, IS SOLD IN IT'S PRESENT CONDITION AS-IS, WITHOUT ANY REPRESENTATION OR WARRANTIES OF ANY KIND EITHER EXPRESSED OR IMPLIED. BUYER HEREBY FOREVER AND IRREVOCABLY RELEASES ANY AND ALL CLAIMS AGAINST SELLER, AUCTIONEER(S), BROKER(S) RELATED TO THE PROPERTY, INCLUDING WITHOUT LIMITATION ANY CLAIMS BASED ON ANY ENVIRONMENTAL LAW.

Property will be offered as follows: Property will be offered in the following parcels: **Parcel 1:** 10+/- acres with home and buildings. **Parcel 2:** 40+/- acres of land w/road frontage. **Parcel 3:** Parcels 1 & 2 combined. Bidders will be required to register for the auction and sign all terms and condition prior to auction. A 10% Buyer's Fee will be added to high bid per parcel to determine total contract price. \$5000 nonrefundable down payment for per parcel. High Bidder to sign offer to purchase with no contingences. Seller confirmation of all high bids within 48hrs of midnight of day of auction. Property is sold as is with no warranties. Closing to be on or before August 7th 2017.

Buyer's Premium: A 10% Buyer's Premium for live bidders will be added to all property high bids to equal total contract price. See Example: High Bid Price \$100,000 plus 10% Buyer's Premium (Live Bidder) equals total contract price (\$100,000 + \$10,000=\$110,000).

Broker Participation: Auction Company to pay 2% of high bid price to a broker who procures a buyer to a successful closing. Broker must sign and return Broker Participation Form to Auction Company no later than 5:00pm July 6th 2017. Brokers purchasing for themselves or entity in which they are an owner/member will not receive the Broker Participation Fee. No Exceptions.

Pre-Auction Offers: On entire property only.

All announcements: made by the Auctioneer(s) before or during the Auction will take precedence over all previously printed materials, electronic materials and any oral statements relating to the auction dated July 8th 2017.

This addenda is dated: _____

Bidders Signature(s)

_____ Name Printed _____

_____ Name Printed _____