

Buyers Premium: 10% or minimum of 500.00 whichever is greater will be added to bid price. Payment Options: Check and Wire Transfer Payment Instructions: United Country Clinch Mountain Realty & Auction LLC Bidders Agreement:

I (Buyer) agree to enter into contract if declared high bidder by auctioneer on Lot 291 Bluff View Road New Tazewell 37825 in Claiborne County TN an Internet Only Auction. I agree that I have read and fully understand the Terms and Conditions of this auction. Terms & Conditions

- 1) Auction - Bidding start October 6th 2018 and ends, October 20, 2018 at 5:00 p.m., EST. This property is being sold off the Recorded Survey recorded survey in Register Of Deeds Office Claiborne County Tennessee Plat Book 3 Page 216 Lot 291 consisting of 3.975 Acres
- 2) Buyer's Premium – 10% or minimum of 500.00 whichever is greater will be added to bid price and 75.00 Internet Premium will be added to the final bid price to arrive at the contract sale price.
- 3) Winning bidder will enter into a Contract to Purchase immediately upon being declared the Successful Bidder by the Auctioneer. Upon the close of the auction the winning bidder will be forwarded via email a Contract to Purchase. A signed copy of the contract must be received by United Country Cinch Mountain Realty & Auction on or before 12:00 NOON, October April 22, 2018 hand delivered, faxed or scanned and emailed). All final bid prices are subject to approval or rejection by Seller.
- 4) 10% of the contract purchase price will be due upon acceptance of the Sales Contract. Bidding is not contingent upon financing. The balance of the purchase price will be due at closing.
- 5) Closing shall be on or before 5:00 p.m., Friday November 23, 2018. 6) Possession will be given at closing, subject to the remaining rights of the current tenant, if any.
- 7) Seller shall pay 2017 and all prior year real estate taxes. 2018 real estate taxes will be Pro-Rated to the day of closing.
- 8) Under no circumstances shall Bidder have any kind of claim against United Country Clinch Mountain Realty & Auction, or anyone else if the Internet service fails to work correctly before or during the auction.
- 9) The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Real estate is being sold "As-Is, Where-Is" with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding. Currency Type: US Preview Date & Times: Please contact the auction company for preview dates & times. Checkout Date & Times: Please contact the auction company for checkout dates & times.

Location: Latitude 36.351570, Latitude -83.620429

Driving Directions:

Special Terms:

Lot 291 Bluff View Road New Tazewell Tennessee 37825 (Lot 291) Lone Mountain Shores 5A

Map 133A Group A Parcel 014.00, Claiborne County Tennessee, Home Owner Association Fees 300.00
Per Year Yearly Property 2017 Taxes 215.24

FL# 5167