

TERMS & CONDITIONS

Buyers Premium: 10% will be added to bid price & 1% Internet Fee to Hibid

Payment Options: Check and Wire Transfer Payment Instructions: United Country Clinch Mountain Realty & Auction LLC Bidders Agreement:

I (Buyer) agreed to enter into a contract if declared a high bidder by auctioneer on the 2.28 Acres Ben Hill Road Rogersville, Tennessee 37857 in Hawkins 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 ends, April 4, 2021 7:00 p.m., EST. (This will be a soft Auction)

2) Buyer's Premium – 10% & 1% Internet Fee 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 Clinch Mountain Realty & Auction on or before 12:00 NOON, Monday May 6, 2021 hand delivered, faxed or scanned and emailed). This is an Reserved Auction.

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., Tuesday May 4, 2021.

6) Possession will be given at closing, subject to the remaining rights of the current tenant, if any.

7) Seller shall pay 2020 and all prior year real estate taxes. 2021 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 36.436631 , Longitude -82.704273

Driving Directions: Beech Creek Road to Ben Hill Road 0.2 mile property on the left

2.28 Acres Ben Hill Road Rogersville, Tennessee 37857, Map 082 Parcel 041.00 Hawkins County Tennessee

HomeOwner Association Fees 0.00

2019 Yearly Property Taxes are 50.01

This Property is Being Sold as 2.28 ares per the Warranty Deed Book 236 Page 473 District 6 Hawkins County Tennessee

FL# 5167