

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 130 Crain Road Flag Pond Tennessee 37657-2082 in Unicoi 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, June 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, Tuesday June 7, 2021 hand delivered, faxed or scanned and emailed). This must be approved by the Court..

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 July 9, 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 36.556394, Longitude -83.538064

Driving Directions: MUST BE ACCOMPANIED BY A REALTOR Special

130 Crain Road Flag Pond, Tennessee 37657-2082, Map 064 Parcel 003.04 Unicoi County Tennessee

HomeOwner Association Fees 0.00

2020 Yearly Property Taxes are 423.64

Buyer will be required to sign a Lead Base Paint Disclosure since the house was built prior to 1978.

This Property is Being Sold as Tract 2 of the Kevin Horton Subdivision, consisting of 5.08 acres. In Unicoi County Tennessee.

All personal property must be paid in full pickup, all packing and shipping cost are at the cost of the Buyer. All personal in being sold AS-IS, Where-Is" with NO warranties expressed or implied. Personal Property may be picked up at United Country Clinch Mountain Realty and Auction located at 3736 HWY 25E Bean Station, Tennessee 37708 between 9:00 AM and 5:00 PM EST

FL# 5167