

TERMS & CONDITIONS

Buyers Premium: 11% will be added to the bid price.

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 high bidder by the auctioneer on the 644 Mountain Loop Road Thorn Hill Tennessee 37881 in Grainger 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, September 4, 2021 7:00 p.m., EST. (This will be a soft Auction)

2) Buyer's Premium – 11% 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 November 3, 2020 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., Monday November 30, 2020.

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

7) Seller shall pay 2019 and all prior year real estate taxes. 2020 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 36.224891, Latitude -83.194374

Driving Directions: This property adjoins 1474 Shinbone Rd Russellville, TN 37860 or can also be accessed at 1405 Slop Creek Rd Russellville, TN 37860

110.06 Acres Shinbone Road Russellville ,Tennessee 37860, Map 036 Parcel 002.03, Map 036 Parcel 003.00 and Map 035 Parcel 047.00, Hamblen County Tennessee

HomeOwner Association Fees 0.00

2020 Yearly Property Taxes are 747.13 which are paid in full. The Seller will be responsible for any rollback taxes.

This Property is Being Sold per the survey by Billy Knight and will be recorded prior closing.

FL# 5167