
REAL ESTATE AUCTION TERMS & CONDITIONS

SANTA CRUZ COUNTY SURPLUS REAL ESTATE ORDERED SOLD AT PUBLIC AUCTION! The proposed sale area is a 7.83+/- parcel that is the portion of the Santa Cruz County Calabasas Park that is located on the south side of the Santa Cruz River with frontage on the north side of River Road (directly across the street from 437 S River Rd, Nogales, AZ 85621).

This is a unique opportunity to purchase a piece of recreation panoramic mountain views and ready to host all your outdoor fun! Power is available within a short distance and access off of River Rd. Many usage possibilities with this land parcel such as for ranching cattle, boarding horses, setting up the camper/RV, or bringing your toys for weekend fun. This property will be offered for sale at a live public auction with simulcast bidding and a low starting bid.

Agency Disclosure: *UNITED COUNTRY REAL ESTATE - ARIZONA PROPERTY & AUCTION* and *THE LARSEN COMPANY REAL ESTATE AND AUCTION* (collectively "Auctioneer/Broker") are agents of the Seller. You can expect the Auctioneer/Broker real estate professionals to be helpful and honest to all parties.

Auction Date and Location: The live auction with simulcast online bidding will be held at the SANTA CRUZ COUNTY GOVERNMENT COMPLEX (2150 N Congress Dr, Nogales, AZ 85621) in the conference room on WEDNESDAY, FEBRUARY 22, 2023 AT 1:00 PM (AZ). Please arrive before 1:00 pm to register to bid in person.

Auction Registration (On-site Bidders): To register to bid on-site, please bring a photo I.D. and a cashier's check made payable to *STEWART TITLE AND TRUST* in the amount of \$5,000.00. Only the winning high bidder will provide its cashier's check to the title/escrow company escrow officer as part of its earnest money deposit. All non-winning bidders at the live auction retain possession of their checks.

Auction Registration (Online Bidders): The live auction will be live-streamed with audio/video for online bidding. To register to bid online, please visit UnitedCountryAZ.HiBid.com and click on the [REGISTER TO BID](#) link found at the bottom-center of the page and complete the registration fields. Note that a credit card is required to register only to confirm the bidder's identity. Credit card information is not retained. Bidder registration and participation is free. To be approved to participate as an Online Bidder, a Bid Deposit of \$5,000 in the form of a cashier's check made payable to *STEWART TITLE AND TRUST* by the title/escrow company prior to auction day. Only winning high bidder's cashier's check will be deposited to the title/escrow company as part of its earnest money deposit. All non-winning bidders will have their cashier's check returned immediately after the auction.

Title and escrow services are provided by:

Jorge Lerma,

Escrow Officer

Stewart Title and Trust

14 Esplendor Drive

Rio Rico, Arizona 85648

O (520) 415-3400 | D (520) 415-3402 | F (520) 844-8038

stewart.com | Jorge.Lerma@stewart.com

Bid Acceptance: The real estate is being offered with reserve and is subject to seller confirmation of the winning high bid, unless noted otherwise. Winning bidder will complete and sign the Real Estate Purchase Contract immediately upon the conclusion of the online auction event.

Bidder & Property Information: Information has been prepared to help you in evaluating and bidding on the property. All information is available online at AZLandAuction.com.

Buyer Agent Participation: A commission will be paid to the licensed real estate broker/agent whose Buyer client closes escrow on the property. To qualify, the broker/agent must register its Buyer client and abide by the terms of the *BUYER AGENT REGISTRATION FORM* (available at AZLandAuction.com) which must be received and acknowledged by the Auctioneers prior to the auction event.

Buyer's Premium: A ten-percent (10%) Buyer's Premium (auction fee) will be added to the final bid price to establish the contract sale price. For example, a \$100,000 high bid + 10% Buyer's Premium (\$10,000) = \$110,000 contract sale price.

Caveat Emptor: "Let the Buyer beware" that while every effort is made by the Auctioneer/Broker to provide accurate information, it does not accept responsibility for information presented. It is the responsibility of the Buyer and/or the Buyer's Agent to verify the accuracy of all information presented and conduct its own independent inspections, investigation and due diligence concerning the property to its satisfaction. When in doubt, check it out. Property sells "As-Is" with no warranties expressed or implied by the Seller. Property included in the sale is the real estate and improvements, if any.

Closing: The balance of the Purchase Price (which includes the Buyer's Premium) is due via a wire transfer or certified funds to the title company on or before FRIDAY, MARCH 24, 2023, which is the date of closing, or earlier by mutual agreement.

Contingencies: The final high bid on the property is irrevocable. The purchase IS NOT contingent upon financing nor appraisal, so be prepared to pay cash at closing or have arranged your financing prior to bidding. The purchase IS NOT contingent upon inspections post auction, so be sure you thoroughly inspect the property and obtain any information important to you prior to bidding.

Disclaimer: Any announcements made on auction day take precedent and override all prior marketing or website statements. The decision of the Auctioneer is final regarding all matters that arise before, during, and after the Auction. Auctioneer's discretion includes, but is not limited to, the auction method, bid-calling, bid increments, and determining the buyer. Unless otherwise disclosed, Seller may not bid on the Property. Bidder will not retract any bid. The exclusive jurisdiction and venue for any controversy or claim will be Maricopa County, Arizona. *Online Bidding Disclaimer:* Under no circumstances shall Bidder have any kind of claim against the Broker/Auctioneer, or anyone else if the internet service fails to work correctly before or during the auction.

Earnest Money Deposit: Upon the conclusion of the auction, the winning high bidder will be required to make a NON-REFUNDABLE Earnest Money Deposit of at least ten-percent (10%) of the total contract price. The cashier's check required to bid will be deposited by the title/escrow company. Any difference between the cashier's check and 10% of the total contract price may be paid by personal check, business check or bank wire to the title/escrow company.

Financing: The purchase IS NOT contingent upon financing nor appraisal, so be prepared to pay cash at closing.

Possession: Possession will be given at closing.

Pre-Auction Offers: The auction is subject to prior sale. The Seller reserves the right to accept a pre-auction offer and/or cancel the auction at any time prior to the opening of the auction.

Property Preview and Inspection: Preview and inspection of the property is available on a drive-by basis. Please reference the auction listing and maps for each property to determine location. Call the Auctioneers with any questions.

Sale Contract: Bidder should carefully read and understand the Real Estate Purchase Contract before bidding at the auction, a copy of which is available for download at AZLandAuction.com. The Property will be offered subject to the terms of the Purchase Contract, which is not negotiable, and no addition, deletion or revision will be permitted.



**Arizona
Property
& Auction**



**LAND AUCTION - LIVE & ONLINE
SANTA CRUZ COUNTY LAND
7.83 +/- ACRE PARCEL**

Title Insurance + Closing Costs: An Owner's Title Insurance policy will be provided at the Seller's expense providing the Buyer with good and clear title. The property will be conveyed by a Special Warranty Deed. Real estate taxes will be prorated to the day of closing. Escrow fee will be split evenly between Seller and Buyer. Seller will pay its customary closing fees with all other fees payable by the Buyer. All transfer and HOA fees (if applicable) will be paid by the Buyer.

Questions? We are just a phone call or email away! We want to help you understand the auction process and the property, so you are prepared to bid and buy at auction.

Happy Bidding!

Stewart Larsen and John Payne – Arizona Real Estate Brokers & Auctioneers

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