

TERMS & CONDITIONS

Buyers Premium: 11% will be added to the bid price, whichever is the highest amount.

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 15.65 Acres Willis Chapel Road Kyles Ford TN 37765, in Hancock 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 22, 2024, at 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, Tuesday April 23, 2024, hand-delivered, faxed or scanned, and emailed). This is a Reserve 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., May 22, 2024.

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

7) Seller shall pay 2023 and all prior year real estate taxes. 2024 real estate taxes will be Prorated 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: Cashier Check or Wire Transfer

US Preview Date & Times: 3/22/2024-4/22/2024

**Please contact the auction company for preview dates & times. Checkout Date & Times:
Please contact the auction company for checkout dates & times.**

Location: Latitude 36.590413, Longitude -83.017645

Driving Directions: From Rogersville Highway 11W to Hwy SR 70N to Kyles Ford Hwy (33 N) 1.9 Miles to Left on Willis Chapel Road 0.01 Mile Property on the Right

15.65 Acres Willis Chapel Road Kyles Ford TN 37765, Map 012 Part of Parcel 015.00, 15.65 Acres Hancock County Tennessee

Homeowner Association Fee 0.00

2023 Yearly Property Taxes are TBD

This Property is Being Sold from the Gary Weems, RLS Tennessee No. 1845 Weems Surveying 470 Flighway 70 South, Rogersville, Tennessee 37857, dated November 5, 2005, the foregoing being the perimeter boundary.

FL# 5167

