

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 481.01 Acres Highway 25E Bean Station Tennessee 37708, 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 May 03, 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) The 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 contract copy must be received by United Country Clinch Mountain Realty & Auction on or before 12:00 NOON, Tuesday May 07, 2024, hand-delivered, faxed or scanned, and emailed). This is an Undisclosed 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., June 07, 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.

United Country Clinch Mountain Realty and Auction are agents for the Sellers.

Currency Type: Cashier Check or Wire Transfer

US Preview Date & Times: 4/01/2024-5/03/2024

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

Location: Latitude 36.3646, Longitude -83.3471

Driving Directions: Near 5472 Highway 25E Bean Station, TN 37708

481.01 Acres Highway 25E Bean Station TN 37708, Map 032 Part of Parcel 042.00, 481.01 Acres Highway 25E Bean Station TN 37708 Grainger County Tennessee, being part of the Kingswood Home for Children Property

Homeowner Association Fee 0.00

2024 Yearly Property Taxes are TBD. Kingswood Home for Children is a tax-exempt organization.

This Property is Being Sold from the Murrell Weems survey # 285, dated April 18, 2007, tract 1, 481.01 +/- Acres

FL# 5167