**TERMS & CONDITIONS**

**United Country Burton Realty & Auction**

 **Elida NM**

 **Legal Description**

 **TBD**

* The property will be sold at Public “Live/Online - Internet Auction**”, HI BID** ending on or before Tuesday, August 2 , 2025 at 10 am MST.
* The property will be sold absolute with no **reserve.**
* Property sells As-Is with no warranties expressed or implied
* **A down payment of TEN PERCENT (10%) of the final bid price** must be paid by the successful bidder by direct wire transfer or check within 72 hours of acceptance of the auction contract by the sellers. Down payment will be payable to The Title Co. Mechem Dr B Ruidoso NM 575-257-5555. The down payment deposit will be non-refundable; your bidding is not conditional upon financing, so be sure you have arranged financing if needed, and are capable of paying cash at closing. The balance of the purchase price will be due via a wire transfer or check to the closing company, on delivery of insurable title on or before close of business. A promissory note will be signed along with the down payment.
* Final closing is NOT contingent upon financing.
* The property will be conveyed by a Warranty Deed
* The seller agrees to furnish buyer(s) with an owner’s policy of Title Insurance Policy at closing.
* Real Estate Taxes: the taxes will be prorated to the day of closing.
* Closing:
	+ Closing shall take place at the office of: On sale Day or by appt. within 10 Days of closing .
	+ Closing fee will be Split by seller and buyer**.**
	+ Closing will be held on or before Sept 12th
* Possession will be granted at final closing.
* The successful Bidder shall execute electronically an “Auction Real Estate Sales Contract” for the property immediately after being declared the Successful Bidder by the Auctioneer.
* Each potential Bidder is responsible for conducting at their own risk, their own independent inspections, investigations, and due diligence concerning the property.
	+ Further; Property sells as-is with no warranties expressed or implied
* United Country| Burton Realty & Auction and their representatives are exclusive agents of the Seller.
* All announcements made up to the final close of the Auction bidding take precedence over all advertising, oral or printed material.
* All information was gathered from reliable sources and is believed to be correct as of the date this brochure is published; however the seller or auctioneers have not independently verified this information. Auction plats and drawings are not to be relied on and are for representation purposes only. Its accuracy is not warranted in any way. There is no obligation on the part of the sellers or

auctioneer to update this information.

ONLINE AUCTION TECHNOLOGY DISCLAIMER:

Under no circumstances shall the bidder have any kind of claim against United Country – Burton Realty & Auction, or anyone else, if the internet service fails to work correctly before or during the auction. Online bidding is subject to technology faults and issues that are outside the control of the auction company. Bidder(s) are encouraged to use the “Maximum Bid” feature on the bidding platform and lock in their maximum bid amount. If they are concerned about technology failure during the auction.

**SALE SITE: Live and Online**

**VIEWING INSTRUCTIONS: By Appointment**

The viewing of the property will be at the viewer’s own risk. The Seller, Auctioneer, or the Listing Agency may not be held responsible for accidents.

For questions call or text Scott Burton at (575) 760-8088

I do hereby agree to these Auction Terms & Conditions.

Bidder