

TERMS & CONDITIONS

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

Payment Options: Check and Wire Transfer Payment Instructions: United Country Clinch Mountain Realty & Auction Bidders Agreement:

I (Buyer) agreed to enter into a contract if declared high bidder by the auctioneer on the 14240 Warrensburg Road, Midway, Tennessee 37809, 12.924 surveyed acres in Greene 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 October 14, 2025, 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, Thursday, October 16, 2025, 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., November 14, 2025.

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

7) Seller shall pay 2024 and all prior year real estate taxes. 2025 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. Notice given that United Country Clinch Mountain Realty and Auction and Auctioneers have the right in accordance with Tennessee State law to bid on this and any other auction for their purpose or on behalf of the Property owners or the estate.

Currency Type: Cashier's Check or Wire Transfer

Preview Date & Times: 9/13/2025-10/14/2025

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

Location: Latitude 36.122270, Longitude -83.092371

Driving Directions: TN 113 to TN 340 S / Fish Hatchery Road 9.4 Miles. The properties are on both sides of the road. (Look for Auction Signs)

**14240 Warrensburg Road, Midway, TN 37809-4648, Map 117 Parcels 053.01 & 052.08
Greene County, Tennessee**

Homeowner Association Fee 0.00

2024 Yearly Property Taxes are 1,285.77

This Property is Being Sold by the surveys, Lots 1,2,6, Gary C Wills Property, 2.974 Acres, surveyed by Robert Barker a recorded survey, with the home. The Portion of Robert A. Smeler, William A., and Ellen S. Partin Property, 9.95 Acres surveyed by Billy Knight, 7-31-2015. The poultry houses will be sold separately.