

Auction Terms and Conditions

Registration: Auction registration will begin one hour prior to the beginning of the auction. All bidders are required to register with a valid form of photo ID (drivers license) and acknowledge having read and agree to be bound by the auction terms and conditions.

Buyers Premium: A N/A % buyer's premium shall be added to the high bid at the auction to arrive at the total contract price to be paid by the successful bidder(s).

Down Payment and Contract Signing: The successful bidder(s) shall be required to place 10% of the total contract price in escrow and sign the purchase agreements, immediately following the conclusion of the auction. The down payment/deposit will be nonrefundable (except in the instance of Seller default) shall be in the form of (cash, cashier's check, personal check or business check). All final prices are subject to approval of the sellers.

Financing: Financing is not a contingency of sale in this auction. Therefore, it is strongly recommended that all bidders arrange any financing needed to close the transaction prior to placing any bids at the auction.

Closing: Closing shall take place on or by December 1, 2025. Possession shall be given upon payment in full of the purchase price and transfer of title.

Title: Seller shall furnish at seller's expense an Owner's Policy of Title Insurance in the amount of the total purchase price. Title shall be transferred by General Warranty Deed.

Survey: Seller shall not provide a survey to the buyer, if a buyer desires a survey of the property it shall be at the buyer's sole expense, prior to closing date.

Taxes: The 2025 taxes shall be prorated to the date of closing.

Disclosure: United Country – Nelson Real Estate and its representatives have been engaged by the Seller pursuant to an Exclusive Auction Listing Agreement. United Country – Nelson Real Estate is not working for Buyer in any capacity unless Buyer has a written agreement for services with United Country – Nelson Real Estate.