

TERMS & CONDITIONS

Buyers Premium: 10% will be added to bid price & 1% Internet Fee to Hibid

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 a high bidder by the auctioneer 10000 Carter Valley Road Mosheim, 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, September 17, 2021 7:00 p.m., EST. (This will be a soft Auction)

2) Buyer's Premium – 10% & 1% Internet Fee 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, Monday , September 20, 2021, hand-delivered, faxed or scanned, and emailed). This is a Reserved 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., Tuesday, October 19, 2021.

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

7) Seller shall pay 2020 and all prior year real estate taxes. 2021 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: US Preview Date & Times:

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

Location: Latitude 36.267086, Longitude -82.898824

Driving Directions: MUST BE ACCOMPANIED BY A REALTOR Special

**1000 Carters Valley Road Mosheim Tennessee 37818 in Greene County Tennessee Map
42B Parcel 037.34 Lots 7 and 31 of the McNeese Farm 45.98 Acres**

HomeOwner Association Fees 0.00

2020 Yearly Property Taxes are \$712.13

**This Property is Being Sold as 10000 Carter Valley Road Mosheim, TN Greene
County Tennessee Register of Deed Office Book 172A, Page 335**

FL# 5167