

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 456 Beech Grove Road Bulls Gap, TN 37771-3703 in Hawkins 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, July 22, 2022 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) 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, Tuesday July 26, 2022 hand delivered, faxed or scanned and emailed). This is an 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 August 22, 2022

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

7) Seller shall pay 2021 and all prior year real estate taxes. 2022 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 36.287833, Latitude -83.019128

Driving Directions: MUST BE ACCOMPANIED BY A REALTOR Special

456 Beech Grove Road Bulls Gap ,Tennessee 37711-3703, Map 153 Parcel 073.01 Hawkins County Tennessee. This Property is selling off of the James S King Survey dated May 30, 1978 completed by Surveying Murrell Weems Lots 6-8, excluding two one acres lots. Lot 1 was survey Janurary 10, 2000 by Murrell Weems, and Lot 2 was survey dated January 31, 2008, we are selling 70.22 Acres

HomeOwner Association Fees 0.00

2021 Yearly Property Taxes are 571.73

FL# 5167