

## AUCTION TERMS AND CONDITIONS

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The property will be sold at Public Auction by virtual online conducted from our office location at 2020 Main Street, in Unionville, MO 63565. Property is being sold on a per acre basis of 23 acres.

1. The property will be sold with the seller giving final approval of the final bid called at the auction. .
2. The owner may sell prior to the auction. If so, the auction will be canceled.
3. Property sells "As-Is" with no warranties expressed or implied.
4. Property included in the sale is the real estate.
  
5. The successful Bidder shall execute a "Real Estate Auction Sales Contract" for the property immediately after being declared the Successful Bidder by the Auctioneer.
8. Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, and due diligence concerning the property.
9. United Country ~ Gilworth Real Estate and Auction and UC Land and Water, and their representatives are exclusive agents of the Seller.
10. Seller: Brad Churnside, owner.
11. All announcements made up to the final close of the Auction bidding take precedence over all advertising, oral or printed material.
12. Seller reserves the right to cancel the auction at any time.
13. All marketing information and materials were gathered from reliable sources and are believed to be correct as of the date they were 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.

### Earnest Money Deposit:

" A 10% earnest money deposit must be paid at the time of the auction, or within 48 hours of auction completion by wire transfer and at the signing of the contract by the successful bidder payable to Hart Abstract. The earnest money deposit will be non-refundable; your bidding is not conditional upon financing, so be sure you are prepared to pay cash at closing or have arranged your financing prior to bidding. The balance of the purchase price will be due via a wire transfer or certified funds to the closing company on delivery of insurable title no later than the closing date specified in the contract.

### Closing:

" Final closing is NOT contingent upon financing.

" The property will be conveyed by a Warranty Deed.

" The seller reserves the right to cancel the auction at any time prior to the final bid closing.

" Closing shall take place at the office of Hart Abstract and closing fees will be split 50/50 between the Seller and Buyer. Closing to be on or before December 15th at 10:00 a.m.

Possession of the farm will be the day of closing. There are no farm or hunting leases in place.

NOTICE: The property is being sold based on 23 acres but has NOT been surveyed for record. The acres are based on tax records provided by the assessor mapping system.

SALE SITE: Virtual online simulcast from our real estate office located at 2020 Main Street, Unionville, MO 63565, on November 17th at 3:00 p.m.

VIEWING INSTRUCTIONS: By Appointment Only

The viewing of the property will be at the viewer's own risk; the Seller, neither Auctioneer nor the Listing Agency will be held responsible for accidents.

For questions call Ced Gilworth at United Country Real Estate ~ Gilworth Real Estate  
660.947.7738-office 660.626.8445 cell or Nathan Wilt at 573.248.4406