

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 4 Stone Mountain Rd Or 2.19 Acres W Andrew Johnson Highway Bulls Gap, Tennessee 37711 in Greene County, Tennessee, 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 on February 10, 2023, 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) 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 NOON, Tuesday, February 14, 2023, hand-delivered, faxed, or scanned and emailed). This is an absolute auction. Unless making prior arrangements with the United Country Clinch Mountain Realty and Auction, your credit card will be charged the down payment plus a 4% convenience fee.

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 March 15, 2023

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

7) Seller shall pay 2022 and all prior year real estate taxes. 2023, 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 36.238218, Longitude -83.070593

Driving Directions: MUST BE ACCOMPANIED BY A REALTOR Special

This property is selling AS-IS by the survey completed by Murrell Memes on April 15, 1992, 2.19 Acres Part of the Hugh Goin Property with the single-wide 2003 Oakwood Mobile Home Serial number HOTN12C12381 and will be conveyed by a limited warranty deed. There is a deeded Right of Way to the property.

Handyman Special Auction in Greene County, Tennessee

This property is being sold as an online-only auction to the highest bidder. Single Wide mobile home sits on over two acres with an additional outbuilding that requires repairs and cleaning. There is public water and high-speed internet available. This property sells AS-IS, and the seller conveys a limited warranty deed.

3 Miles to Interstate 81

18 Miles to Greeneville TN

15 Miles to Morristown TN

65 Miles to Gatlinburg TN

60 Miles to Knoxville TN

Homeowner Association Fees 0.00

2021 Yearly Property Taxes are 209.00

FL# 5167