

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 Lots 11-13 Highway 33 S & Snodgrass Rd New Tazewell, TN 37825, in Claiborne 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 31, 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 12:00 NOON, Tuesday, August 1, 2023, hand-delivered, faxed or scanned, and emailed). This is a 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 5:00 p.m., August 31, 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 36.432743, Longitude -83.617615

Driving Directions: HWY 33 to Snodgrass Rd Lots on the left

**Lots 11-13 Hwy 33 S & Snodgrass Rd New Tazewell, Tennessee 37825, Map 108C Group
C Parcel 011.00, 012.00, and 013.00, 2.07 Acres Claiborne County Tennessee**

Homeowner Association Fee 0.00

2022 Yearly Property Taxes are 231.50

**This Property is Being Sold from the recorded survey in the registered of deeds
office in Claiborne County TN Plat Book 3 Page 176, subdivision Howard Acres,
Lot 11-13. 2.07 Acres**

FL# 5167