

## **TERMS & CONDITIONS**

**Buyers Premium: 11% will be added to the bid price to determine the purchase price.**

**Payment Options: Check and Wire Transfer Payment Instructions: United Country Clinch Mountain Realty & Auction Bidders Agreement:**

**I (Buyer) agreed to enter into a contract if declared high bidder by the auctioneer on the 7780 Roy Rogers Road, Whitesburg, Tennessee 37891, in Hamblen County, TN, an Internet Live and Only Auction.**

**I agree that I have read and fully understand the Terms and Conditions of this auction. Terms & Conditions 1) Auction - Bidding ends June 7, 2025, at 11:59 AM EST or when the auctioneer declares the Live Auction closed on 6/7/2025. (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) The 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 contract copy must be received by United Country Clinch Mountain Realty & Auction on or before 12:00 NOON, Tuesday, June 10, 2025, hand-delivered, faxed or scanned, and emailed. If the winning bidder is present at the live auction they will be required to sign the contract at the conclusion of the auction. This is an Undisclosed 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. The 10% required at the close of the auction.**

**5) Closing shall be on or before 5:00 p.m., July 7, 2025, or before.**

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

**7) Seller shall pay 2024 and all prior year real estate taxes. 2025 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.**

**This house was built before 1978, and the buyer will be required to sign a Lead-Based Paint Disclosure.**

**United Country Clinch Mountain Realty and Auction are agents for the Sellers. Notice given that United Country Clinch Mountain Realty and Auction and Auctioneers have the right in accordance with Tennessee State law to bid on this and any other auction for their purpose or on behalf of the Property owners or the estate.**

**Currency Type: Cashier's Check or Wire Transfer**

**Preview Date & Times: 5/09/2025-6/7/2025**

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

**Location: Latitude 36.272927 Longitude -83.1428663**

**Driving Directions: From 11E Hwy in Whitesburg: Turn onto Sparks Lane in front of Whitesburg Post Office. Property is 3rd home on the left. Blue/gray with wood shutters. Workshop and addition storage building at the back of the property. Two entrances. Home on corner of Sparks and Roy Rogers.**

**Map 013P Group B Parcel 015.00, 7780 Roy Rogers Road, Whitesburg, TN 37891, Hamblen County, Tennessee, this property is being sold by the survey of Billy Knight**

**Homeowner Association Fee 0.00**

**2024 Yearly Property Taxes are 299.93**

**This Property is Being Sold by the surveyed acre.**