

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 24.5 Acres Highway 25E, Tennessee 378811, in Grainger 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 June 27, 2025, 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) 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, July 1, 2025, hand-delivered, faxed or scanned, and emailed). 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 will be based on 150 acres.

5) Closing shall be on or before 5:00 p.m., July 28, 2025.

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.

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 Check or Wire Transfer

Preview Date & Times: 5/23/2025-6/27/2025

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

Location: Latitude 36.352339., Longitude -83.392979

Driving Directions:: Highway 25E to the top of Clinch Mountain this property is across the road from the Vetrans Overlook, look for signs

Map 021 Parcel 026.01, 24.5 Acres +/- Highway 25E Thorn Hill, Tennessee 37881, Grainger County, Tennessee, 150 Acres +/- this property is being sold per the deed, the survey should be completed by the end of the auction.

Homeowner Association Fee 0.00

2024 Yearly Property Taxes are 62.86

This Property is Being Sold by deed. The survey will be completed before the auction is completed.