TERMS & CONDITIONS

Buyer's Premium: 11% will be added to the bid price to determine the purchase price.

Payment Options: Check or wire transfer. Payment Instructions: United Country Clinch Mountain Realty & Auction. Bidders Agreement:

I (Buyer) agree to enter into a contract if declared the high bidder by the auctioneer on the 1444 & 1432 Beech Creek Road, Rogersville, Tennessee 37857, 125.18 Acres & 1.00 Acre, Hawkins 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 November 6, 2026, 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, November 10, 2026, 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.

5) Closing shall be on or before 5:00 p.m., December 9, 2026.

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

7) Seller shall pay 2025 and all prior year real estate taxes. 2026 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 is 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.

10) Lakeway Title Service will be conducting the closing.

Currency Type: Cashier's Check or Wire Transfer

Preview Date & Times: 10/1/2026-11/6/2026

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

Location: Latitude 36.386706, Longitude -82.837917

Driving Directions: **US-11W to Park Blvd, to East Main Street to TN-347E 9.9 miles the property is on the Right**

1444 & 1432 Beech Creek Road, Rogersville, Tennessee 37857, Map 117, Parcel 053.00 & 054.00, Hawkins County, Tennessee

Homeowner Association Fee: 0.00

2025 Yearly Property Taxes are 89.41 for the 1.00-acre lot at 1432 Beech Creek Road and $ 612.47 for the 125.18 acres at 1444 Beech Creek Road

This Property is Being Sold per the deeds; a survey will be completed before closing at the seller's expense.

Lakeway Title Services will conduct the closing.

FL# 5167