

Terms For Bidding

Before you bid, it is important that you fully understand the terms of this sale, as buying real estate at auction is final and irrevocable. The terms of this sale are not subject to change or negotiation after the auction.

1. **DO NOT BID** until you have read the entire Auction Booklet which includes, but is not limited to the terms and conditions and contract for this sale, including all Addendums (the "Contract") and acknowledge this is a CASH, AS IS auction whereas the final bid will establish the final purchase price, subject to down payment requirements and buyer closing fees. By bidding, you are representing to United Country Land and Lake Properties ("Broker" and/or "Auctioneer") and the Seller that you have read and agree to be bound by the terms and conditions for this sale as stated in the Auction Booklet. If you do not agree with any of the terms and conditions stated, you should not bid.
2. United Country Land and Lake Properties and/or the Auctioneers represent the Seller only. The only guarantee from the Seller is a valid, good and marketable title to the property. Neither the Seller nor United Country Land and Lake Properties or the Auctioneers or Associates are giving any warranties other than the Seller's Title Warranty. The property is being sold subject to all leases, easements, covenants, conditions, zoning and any other existing matters.
3. **THE SALE WILL BE CONTROLLED BY THE AUCTIONEER.** If a tie or dispute occurs between two or more bidders, the Auctioneer may re-open the bidding at the Auctioneer's sole discretion and shall serve as the sole arbiter as to who is or is not allowed to bid. The Auctioneer reserves the right to group, add to, delete, withdraw, consolidate, or break down lots and/or quantities offered, to sell out of scheduled sequence, to reject any bid which is only a fraction advance over the preceding bid, to regulate bidding, and to accept or reject any or all bids. The Auctioneer reserves the right to enter bids on behalf of absentee/phone bidders as well as the Sellers. Any and all decisions of the Auctioneer regarding the conduct of the auction shall be final and absolute without liability to any party. **DO NOT BID UNTIL YOU HAVE READ AND AGREED TO BE BOUND BY THE REFERENCED CONTRACT AND ANY ADDENDUMS AND THE TERMS FOR BIDDING.**
4. **MULTI PARCEL AUCTION AND BIDDING.** Be aware property is being sold in a multi parcel format. Tracts may be sold individually, in combinations, or as a whole (all tracts). **FURTHERMORE EACH BID IS A VALID AND BINDING BID UNTIL CLOSE OF AUCTION WHEN HIGHEST COMBINATION OF BIDS ARE DETERMINED. BIDS PLACED EARLIER IN AUCTION MAY BECOME THE WINNING BID EVEN IF A COMBINATION BID IS TEMPORARILY HIGHER.**
5. Please return the signature page (last page) of this Auction Booklet and present your driver's license, along with current contact information, which will be recorded herein and/or electronically for originating all documents and shall constitute your full and final agreement to the terms and conditions herein and acceptance of the Contract with Addendums (distributed for this sale and incorporated herein as outlined in this Auction Booklet) if you are recognized by the Auctioneer as the "High Bidder" as the final recorded bid price.