

## 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 113 Frost Road Rogersville, Tennessee 378857 in Hawkins County, Tennessee, 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 May 26, 2023, 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, May 30, 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 June 26, 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 36.404173, Longitude -83.129444

Driving Directions: GPS Friendly

Showing must be scheduled with an agent at 6:00 PM EST during the weekdays and at 1:00 PM on weekends.

This property is being sold per the survey by Murrell Weems on October 14, 1994, as part of the Paul Elkins Property, 5.03 Acres, Map 098 Parcel 067.00, with the doublewide and outbuilding.

Homeowner Association Fees 0.00

2022 Yearly Property Taxes are 490.77

FL# 5167