

“BIDDING RULES”

TERMS AND CONDITIONS

28 Library Street - Paoli, Indiana 47454 - Orange County

Legal Description:

Town Of Paoli Pt 14

- The property will be offered for sale via a Public Online - Internet Bidding Platform
- All bids/ offers must be entered prior to February 13, 2024 - 6:00pm EDT
- To be approved as a bidder a signed copy of the terms and conditions along with a signed bidder's certification must be received and approved by the auction office.
- This property will be sold subject to seller's approval, sells with an un-disclosed reserve.
- Property sells As-Is with no warranties expressed or implied. Bidders may perform their independent inspections prior to bidding.
- This property is Subject to prior sale (the property can be purchased prior to end of auction).
- The seller reserves the right to cancel the auction at any time prior to the final bid closing.
- An 11% buyer's premium will be added to the final bid and charged to the buyer at closing, the final bid plus the 11% buyer's premium will establish the final sales price.
- Any pre-auction offers must be made & presented to Listing Broker based on these Bidding Rules (Terms & Conditions).
- A "Down Payment" of \$5,000 must be paid by the successful bidder by direct wire transfer within 24 hours of acceptance of the purchase agreement. The down payment will be deposited with Title Plus, 328 S Walnut St. Bloomington, IN 47401.
- Upon the acceptance of the purchase agreement between the buyer and the seller, the down payment deposit will be non-refundable; your bidding is not conditional upon financing, so be sure you are prepared to pay cash USD at closing or have arranged your financing prior to bidding. The balance of the purchase price including the buyer's premium will be due via a wire transfer to the closing company, on delivery of insurable title on or before February 29, 2024
- The property will be conveyed by a Warranty Deed
- The seller agrees to furnish buyer with an owner's policy of Title Insurance at closing. Preliminary title search provided in "Bidder's Info Packet".
- Real Estate Taxes will be prorated to the day of closing.
- Buyer will pay a Transaction Fee of \$275 at closing
- Closing:
 - Closing shall take place at the office of: Title Plus 328 S. Walnut St. – Bloomington, IN
 - Closing fee will be paid by the buyer.
 - Closing will be held on or before February 29, 2024
- Possession will be granted day of final closing
- Successful Bidder shall execute electronically a "Real Estate Purchase Agreement" for the property immediately after being declared Successful Bidder.
- Each potential Bidder is responsible for conducting at their own risk, their own independent inspections, investigations, and due diligence concerning the property. - Further; Property sells as-is with no warranties expressed or implied.
- United Country Real Estate, Tim Ellis Realtors & Auctioneers and their representatives are exclusive agents of the Seller.
- All announcements made up to the final close of the bidding take precedence over all advertising, oral or printed material.
- All information was gathered from reliable sources and is believed to be correct as of the date this brochure is published; however, the seller or auctioneers have not independently verified this information. Auction plats and drawings are not to be relied on and are for representation purposes only. Its accuracy is not warranted in any way. There is no obligation on the part of the sellers or auctioneer to update this information.

SALE SITE: Internet Only: UnitedCountryIN.com

VIEWING INSTRUCTIONS: Preview dates & times: Jan. 15th @ 5:00pm. & Jan. 28th @ 12:00pm

The viewing of the property will be at the viewer's own risk. The Seller, Auctioneer nor the Listing Agency may not be held responsible for accidents.

For questions call or text: Tim Ellis, (812) 322-3514 or Cody Coffey (812) 360-8383.

I do hereby agree to these Auction Terms & Conditions.

Bidder