

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 855 North Central Avenue Church Hill, TN 37642, in 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 August 25, 2023, 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) 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, August 29, 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 5:00 p.m., October 31, 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 36.547229, Longitude -82.718037

Driving Directions: GPS Friendly (Look for Sign)

**855 N Central Avenue Church Hill, TN 37642, Map 020 Parcel 131.00 Hawkins
County Tennessee**

Disclaimer: There is an active Timber Contract with Gilkey Lumber Company through May 5, 2024, with an option for a six-month extension to harvest trees at 15" and above, and this will be in the warranty deed.

This property is being sold from the Hughes Farm Survey, Tracts 95-97 recorded in the register of deed office in Hawkins County TN Cabinet 3 envelope 920B, March 30, 2004.

Homeowner Association Fee 0.00

2022 Yearly Property Taxes are 471.07

FL# 5167

