

- 1.) Buyers are encouraged to inspect the property prior to day of Auction.
No Appointment Necessary.
- 2.) The Auction Sale is basically a (Cash Sale) Not Subject to Financing.
Bidders should be prequalified if they plan on borrowing funds.
- 3.) All Bidders must Register and receive a Bidders Number. Bidders are subject to all terms and conditions as written or stated by Auctioneer on sale day.
- 4.) This Auction is subject to Sellers conformation.
- 5.) Auctioneer reserves the right to set the minimum amount of bid increases.
- 6.) Winning Bidders / Buyers, agree as follows:
Immediately upon the conclusion of bidding and confirmation of seller, sign an Auction Sales Agreement and Disclosures as provided by Auctioneer. Bidders / Buyers also agree to pay a non-refundable down payment in the amount of \$10,000 U. S. Dollars, per each track purchased. The balance shall be due at closing within 35 days after the Auction.
- 7.) The Buyers' Premium is 10%, based upon the High Bid offered, and shall be added to the High Bid in order to determine the final selling price.
- 8.) Seller shall provide Marketable Title, Warranty Deed, and Survey. Taxes will be pro-rated as of day of closing. Properties are being sold in as-is and where-as condition, subject to Utility right of way and easements of record, subject to zoning (FAR) and restrictions as stated in deeds.
Seller and Auctioneer make no warranty's expressed or implied.
- 9.) This Auction is open to anyone financially qualified to purchase.
- 10.) Don Harris Auction Solutions represents the Seller in this transaction.