

Auction Terms And Conditions

REGISTRATION: This is an online only auction. You will need to register online to bid and agree to all terms. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions.

DOWN PAYMENT: The successful bidder shall be required to make a \$5,000.00 (non-refundable earnest money deposit) down day of auction with remaining balance due within 30 days or upon closing. Property sells to high bidder regardless of price.

FINANCING: Financing is not a contingency of sale in this offering. Therefore, it is strongly recommended that potential bidders ensure in advance that they are able to obtain the necessary financing to close the transaction. **This is considered a cash transaction.**

CONTRACT SIGNING: The successful bidder shall execute a purchase agreement at Atterberry Auction & Realty Company's office at 7912 I-70 Drive S.E., Columbia, Missouri, immediately following the close of bidding.

BUYER'S FEE: A buyer's fee of four percent (4%) shall be added to the high bid and included in the total purchase price to be paid by successful bidder. Example: if the high bid is \$100,000.00, the contract will be written for \$104,000.00.

CLOSING: Buyer shall close within 30 days of the auction date. Possession will be delivered at closing.

EVIDENCE OF TITLE: Seller shall furnish at seller's expense an Owner's Policy of Title Insurance in the amount of the total purchase price and shall execute a warranty or Trustee's deed conveying the real estate to the buyer. Property easements, exceptions, and any other applicable legal documents pertaining to the property are available for review on auction company website www.atterberryauction.com.

SURVEY: No boundary survey will be provided as part of this auction. Land measurements in this packet are approximate based on Boone Co. Assessor's information.

REAL ESTATE TAXES & ASSESSMENTS: The real estate taxes and homeowner's association dues (if applicable) for the current year are to be prorated to closing.

AGENCY: Atterberry Auction & Realty Co., LLC and its representatives are Exclusive Agents of the Seller.

BROKER PARTICIPATION: A commission will be paid to any properly licensed Broker who registers a successful buyer according to the Broker Participation Agreement. This form is available from the Auction Company and must be completed and returned 48 hours prior to the auction. We do not offer a fee, if you are a licensed real estate agent and buying for yourself.

Auction Disclaimer: Purchaser and/or Purchaser's Agent/Broker Shall Bear the Responsibility To Review All Property Exceptions, Easements, Restrictions, Etc. And To Confirm All Calculations Prior To The Auction. All Information Contained In This Brochure And On Auction Website Was Derived From Sources Believed To Be Correct But Is Not Guaranteed. Property Sells "AS IS" With No Warranties Made By Seller Or Auction Company.