

## TERMS & CONDITIONS

Buyers Premium: 10% and a 1% internet fee will be added to the bid price. If you are at the sale site, then 10% will be added to the high bid.

Payment Options: Cashiers Check or Wire Transfer Payment Instructions: United Country Clinch Mountain Realty & Auction LLC Bidders Agreement:

I (Buyer) agree to enter into a contract if declared high bidder by the auctioneer at Big Springs Road, Edison, Tennessee 37731 in Hancock County, TN, an Internet and Live Auction.

I agree that I have read and fully understand the Terms and Conditions of this auction. Terms & Conditions 1) Auction – Internet Bidding will run simultaneously through the end of the auction on November 4th, 2023, at 10:30 AM EST. All Internet Bids will carry over to live auction and Auction Company Advise the bidder to contact the Auction Company if you desire to be on the phone with a Representative of the Auction Staff.

2) Buyer's Premium – 10% and 1% internet fee will be added to the final bid price to arrive at the contract sale price.

3) The 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, if the bidder is an internet 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, November 7th, 2023, hand-delivered, faxed, or scanned and emailed). This is an absolute auction of the estate of Charles A. Holt.

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., Wednesday, December 6th, 2023, unless prior arrangements have been made. Point & Keeton Attorney will be doing the closings.

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. The seller will be responsible for the 2023 real estate taxes and any rollback taxes that may occur.

8) Under no circumstances shall Bidder have any kind of claim against United Country Clinch Mountain Realty & Auction or its agents 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.

10) In the event that any legal matter occurs or necessary arbitrations or court cases arise, these matters will be handled in the county and state that the property is located in, which is Hancock or Hawkins County, Tennessee.

11) In the event that the winning bidder fails to close, their earnest money is forfeited, and the winning bidder is responsible for remarketing cost and liable for making the seller whole if the property brings less the second time selling.

Currency Type: US

Preview Date & Times: 10/4/2023-11/4/2023 Call your agent or contact the auction company for preview dates & times.

Location: Latitude 36.579658, Longitude -82.923045

Driving Directions: Highway 70 to Horton Ford Rd to the Left at the concrete bridge, then right on Big Springs Road, the lot is on the left. The lot adjoins 5278 Big Springs Road. (Look for Sign).

Sale Site: 215 Eb Hollow Road, Eidson, Tennessee 37731 Hancock County, Tennessee

Yearly Property Taxes: TBD

This property is being sold according to the Survey completed. This property is being sold in tracts and small groupings and then will be offered as a whole.

FL# 5167