

Internet Premium : 10% & 1% Internet for AuctionFlex / Hibid

Participation Requirements: Valid Credit Card required for bidding approval

Payment Options: Visa, MasterCard, Wire Transfer, and Cash

Payment Instructions: Payment: The Successful bidder shall pay an amount of 10% of the purchase price (including Buyers Premium) (Earnest Money) and is due by 12:00 pm March 30, 2021 in the form of cash, cashiers check or wire transfer, plus a real estate sales contract must be signed. Balance is due in certified funds at closing no later than April 30,2021

Currency Type: USD

Shipping Instructions: Possession at Closing

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: Online Auction Property Located at 104.75 Acres Off Red Hill Road, Tazewell, TN 37879, 104.75 Acres being sold by the Warranty Deed. Volume Book 242 Page 228 in the Register of Deed Office in Claiborne County Tennessee.

Driving Directions: Forge Ridge Road to Red Hill Road to the End. four wheel drive needed to show

Online Auction Terms:

Terms for Online Bidding: The online registration will need to be completed, including credit card information which will be verified and approved, and the credit card will be charged \$1.00 for this process. If you are the successful bidder and do not deliver the earnest money as outlined above, a charge of 10% of the Purchase Price will be placed on the credit card plus a 3% credit card fee. The card is for verification purposes to ensure we have serious bidders. The balance of the contract price will be paid in full at closing no later than 30 days from date of contract. The successful online bidder will be notified immediately following the closing of the auction and issued the sales contract. The executed sales contract shall be submitted per the instructions received with the contract. If you have any questions, please call our office at 865-993-5263, or Lisa McBride at 423-748-1081 or Joey Haun at 423-748-7181.

BUYERS PREMIUM: A 10% buyer's premium will be added to the high bid.

Example: For each \$1,000 a 10% buyer's premium of \$100 will be added to arrive at the total purchase price.

AGENCY: United Country Clinch Mountain Realty and Auction, auctioneer/broker, is acting exclusively as agent for the seller.

CLOSING ATTORNEY: Closings will be conducted by Lakeway Title Service 840 W 1st North Street, Morristown, TN 37814. Taxes to be prorated at closing. Buyer shall pay: (1) all title examination updates and insurance (at Buyer's option and expense); (2) one-half closing fee; (3) recording of deed. For questions regarding closings contact Lisa McBride, 865-993-5263 or email clinchmntrealty@gmail.com, or Joey Haun 423-748-7181, or email josephhaunrealtor@gmail.com

DISCLAIMER: Property is selling as-is, where-is with all faults and is selling subject to easements, leases, restrictions, covenants, conditions, zoning HOA and POA fees and all other matters which would be revealed by a current survey or an inspection of the property or which is contained in public records. Seller reserves the right to cancel the sale. Property will be conveyed by a Warranty Deed. Information contained herein was obtained from sources deemed reliable. The property will sell as-is, where-is with no warranty, expressed or implied, as to improvements, soil condition, environmental and wetlands, or zoning. No personal property conveyed with real estate. Neither the seller, United Country Clinch Mountain Realty and Auction nor their agents will be responsible for any errors or omissions herein. Bidders should carefully verify all information and make their own decisions as to the accuracy thereof before submitting their bid. Purchaser or purchasers representative will acknowledge by signature of the Contract of Sale they have inspected the property. The terms of the Contract of Sale are controlling in the event of any perceived inconsistency between its terms and any statements or other advertisement.

Cash Sale: This is a cash sale and is not contingent on Purchasers ability to obtain financing.

Possession: Purchaser will receive possession at closing.

No New Survey: The Property shall be conveyed by the existing legal description.

Equal Opportunity Clause: All bidding is open to the public. The property is available to qualified purchasers without regard to a prospective purchasers race, color, religion, sex, material status, national origin, or physical handicap.

Debt Collection and Interest Charge: The bidder agrees to pay all reasonable attorney fees and other costs incurred by United Country Clinch Mountain Realty and Auction in its efforts to collect unpaid funds from the bidder. The bidder agrees that a fee of 5% of the outstanding balance per month be added to any unpaid balance due United Country Clinch Mountain Realty and Auction. Any debt collection or dispute proceedings will be heard in the county where the property is located or the county where the auction is being conducted.

Guaranty Agreement: By submitting a bid in the name of a business entity or corporation, the individual submitting the bid enters into a guaranty agreement whereby he or she personally guarantees payment of any bid amount not paid when due by the business entity or corporation, for any reason, together with all collection expenses incurred to enforce collection, including a reasonable attorney's fee.

Age Requirement: All bidders must be 18 years of age or older.

TN FL #5167

