

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. United Country Clinch Mountain Realty and Auction are agents for the Seller.

Payment Options: Cashier's 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 512 Highway 70 and 1025 Livesay Chapel Road, Kyles Ford, Tennessee 37765 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 May 31, 2025, at 10:00 AM EST. All Internet Bids will carry over to the live auction, and the Auction Company advises 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, June 2, 2025, hand-delivered, faxed, or scanned and emailed. This is an absolute auction of the estate of Charlie & Gladys Livesay.

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., Thursday, July 3, 2025, unless prior arrangements have been made. 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 2024 and all prior year real estate taxes. The 2025 taxes will be prorated to the day of closing. The Seller is responsible for 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 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 costs and liable for making the seller whole if the property sells for less than the second time selling.

12) United Country Clinch Mountain Realty and Auction are agents for the Sellers. Notice given that United Country Clinch Mountain Realty and Auction and Auctioneers have the right in accordance with Tennessee State law to bid on this and any other auction for their purpose or on behalf of the Property owners or the estate.

Currency Type: US

Preview Date & Times: 4/21/2025- 5/31/2025. Call your agent or contact the auction company for preview dates & times.

Location: Latitude 36.58788, Longitude -83.06522

Driving Directions: Highway 70 to 512 Highway 70, Kyles Ford, TN 37765. (Look for Sign) property on both sides of the road. This is GPS-friendly

Sale Site: 512 Highway 70, Kyles Ford, Tennessee 37765 Hancock County, Tennessee

2024 Yearly Property Taxes for 512 Highway 70: 1662.23, 1025 Livesay Chapel Rd 924.64

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. 512 Highway 70 Lots 4 & 5 show a spring box, Lots 6 will have a deeded easement granting the right to the spring since the spring water supplies the water to the house.

The farm equipment and personal property must be paid for in full before the buyer removes them from the sale site. No Shipping is offered for this auction on farm equipment or personal property. The auction company encourages the buyers to be present at the auction to purchase farm equipment and personal property.

FL# 5167