

## **TERMS OF SALE:**

10% deposit is required on sale day by cash, a good company or personal check, or cashier's check. The balance is due at closing in thirty (30) days. Seller only has the reserves the right to extend closing for an additional thirty (30) days if necessary. Buyer pays deed preparation, documentary stamps and recording fee. A 10% buyer premium will be added to the bid price. Auction Company acts as agent of the seller only. All property sells as is where is, with all faults in its present condition. No warranty of any nature is expressed or implied other than good title. It is assumed that the purchaser has inspected the property prior to bidding and that it is suitable for his/her purposes. Purchaser should rely strictly upon their own judgment in bidding. Sale day announcements take precedence over this or any other information. Auction Company is not responsible for errors or omissions.

**ABSENTEE & PHONE BIDS ACCEPTED!**  
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