

BIDDING NOTICE

1. 10% buyer premium on all tracts
2. Tracts 1 and 8: \$1,750 per tract survey origination fee
3. Tracts 2-7: \$3,000 total add-ons | \$1,750 per tract survey origination fee, \$1,250 power fee
4. Close in 30 days

AUCTION NOTICE:

Successful high bidder will be required to sign a Real Estate Sales Contract immediately upon completion of Auction Sale. Upon conclusion of the bidding, Buyer will make an earnest money deposit of ten (10%) percent of the sales price. A ten (10%) buyer's premium plus \$1,750 per tract survey origination fee for tracts 1 and 8 and a \$1,750 per tract survey origination fee and \$1,250 power fee for tracts 2-7, will be added to the high bid to establish the total sales price. The balance is to be paid in full at closing within 30 days. Current taxes will be prorated at the date of closing, unless otherwise specified. Alley Auction & Realty, LLC. and its auctioneer(s) and employee(s) are representing the seller(s) as the seller(s) Agents(s). All properties are sold "AS IS, WHERE IS and WITH ALL FAULTS," without warranties expressed, implied or guarantees of any kind. All information is deemed reliable, but not guaranteed, buyer to verify ALL information, to their satisfaction before bidding.

AUCTION DAY PROCEDURE:

The auction is segregated into rounds: The traditional auction round, the grouping round and the whole property round. At the end of the first (traditional) round of the auction, all lots/tracts will be displayed on the grouping board stating lot/tract, bidder #, and the current bid. If you are not on the grouping board but still want to bid – you will be required to bid on two or more lots/tracts for a minimum raise of \$1,000. If you are on the board and another bidder raises the bid on your lot/tract, you can protect your bid for a minimum raise of \$1,000. You can also bid on additional lots for the same \$1,000 raise on each lot/tract. This gives bidders the opportunity to bid on two neighboring lots and “group” them together. We will go through this process until all lots are deemed to have final bids by auctioneer. You are not required to purchase any minimum number of lots/tracts in this stage. At the conclusion of the second round (grouping board), the property will be offered as a whole for a minimum raise of 10%. At the conclusion of all rounds, the auctioneer will confirm (deem the property sold) or not confirm the sale.