

Rector-Hayden, Realtors Auction Terms & Conditions

Jim Halfhill, Principal Auctioneer

Auction Property

±567 Acres in 10 Tracts – 845 Apostolic Ridge Road, Liberty, KY 42539.

Auction Location and Time

Onsite on Saturday, June 30, 2018 at 10:00 AM, Rain or Shine

Registration

All bidders must have proper identification and register in order to bid. Registration will begin at 9:00 AM EDT.

Buyer's Premium

A 10% buyer's premium will be added to the high bid and included in the total contract purchase price. Example: High bid of \$100,000.00 plus 10% buyer's premium = \$110,000.00 contract purchase price.

Absentee/Phone Bidding

Absentee or phone bidding arrangements can be made by submitting a completed Terms & Condition form, along with a two-sided copy of the purchaser's driver's license not later than Friday, June 29, 2018 by 10:00AM. Please contact the auctioneer, Jim Halfhill, Sr. at 859-338-5764 or Jim Halfhill, Jr. at 859-221-9373 to make those arrangements.

Auction Sale Style

The auction will be conducted in the Multi-Parcel style, giving each and every prospective purchaser the ability to purchase any individual or combination of tracts or all tracts. Bidding will continue until all available combinations have ceased, and the auctioneer declares the tracts sold.

Terms of Sale

The successful bidder shall be required to enter into a non-contingent auction purchase agreement and deposit 10% of the contract price in the form of cash or approved personal check immediately following the auction. The balance of the purchase price is to be paid on or before 30 days, TIME IS OF THE ESSENCE.

Possession

Possession will be granted with deed transfer, subject to any existing leases, tenants, or occupants, if applicable.

Real Estate Taxes

Pro-rated to deed transfer date.

Insurance

The successful purchaser of the subject property is hereby notified that they may wish to insure their interest in the property to the day of deed transfer, if applicable.

Closing & Title

The buyer is responsible for hiring their own attorney to run title work, prepare closing documents, and execute the closing. Buyer is responsible for their own attorney fee's.

Auctioneer must be notified of closing attorney's contact information in order to coordinate closing.

Property Inspection

Each potential bidder is responsible for conducting, at his or her own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. **We welcome on-site inspections at the advertised public viewing on Sunday, June 24, 2018 from 1:00PM to 5:00PM and one hour prior to the auction, or by private showing arrangements.** For showing arrangements please call the auctioneers, Jim Halfhill, Sr. at 859-338-5764 or Jim Halfhill, Jr. at 859-221-9373.

Special Notice

The property is offered "AS IS, WHERE IS", and with all faults, with no warranties expressed or implied of any kind. Property will be conveyed by "General Warranty" deed with no liens or encumbrances, other than existing covenants, restrictions and easements of record. Bidders should carefully verify all information and make their own decisions as to accuracy thereof before bidding. The successful bidder today will be required to waive their right to a lead based paint inspection. **NOTE: Announcements the day of the auction take precedence over any prior information.**

Bidder's Acknowledgement

By signing below, you as a successful bidder agree to the terms and conditions stated herein. This document is part of the non-contingent contract of sale to purchase the property. This is a public offering open to all.

Signature Date

Bidder's Name _____

Address _____

Home Phone _____

Work/Cell Phone _____

Email address _____

Bidder # _____

For Auction Company Only:

Auction Price \$ _____

Buyer's Premium \$ _____

Total Contract Price \$ _____

Deposit \$ _____