

Rector-Hayden, Realtors Auction Terms & Conditions

Jim Halfhill Sr., Principal Auctioneer

Jim Halfhill, Jr., Principal Auctioneer | Kristin Halfhill-Larimore, Principal Auctioneer

Auction Properties

3891 Georgetown Road, Frankfort, KY 40601

3894 Georgetown Road, Frankfort, KY 40601

3866 Georgetown Road, Frankfort, KY 40601

Auction Location and Time

Live Onsite Saturday, February 29, 2020 at 11:00 AM, Rain or Shine.

Registration

All bidders must have proper identification and register in order to bid. Registration will begin at 10:00 AM EDT.

Auction Type:

Auction with reserve (subject to seller confirmation), with the seller reserving the right to bid.

Auction Style:

Properties will be offered individually, with the Seller reserving the right to combine/group the properties.

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 contacting the auction company for approval.

Please contact the Auctioneers, Jim Halfhill, Sr. at 859-338-5764 or Kristin Halfhill-Larimore at 859-333-1855.

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, certified funds 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.

Lead Based Paint

Purchaser agrees to waive their right to any post sale lead based paint inspection, if applicable.

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**

