

TERMS AND CONDITIONS
BESSIE T. ANDERSON ESTATE AUCTION
NOVEMBER 12, 2016

- 1. 10% nonrefundable down payment with auction contract today.**
- 2. Closing will be on or before January 2, 2017.**
- 3. 2016 taxes paid by the seller**
- 4. Possession of the property will be given at closing and deed transfer.**
- 5. Insurance on the property, if desired, between auction and closing is the responsibility of the buyer.**
- 6. All inspections, including those for lead based paint or wood infestation must be made prior to the auction and at the prospective bidder's expense.**
- 7. As is customary in real estate auctions, the property will be sold "as is, where is". You are relying solely on your inspection of the property in making any bid.**
- 8. Please note that all three of these tracts of land will have a deed restriction that does not allow single wide mobile homes. Doublewide mobile homes will be allowed IF they are on a permanent masonry foundation.**
- 9. Any announcements made at the auction will supersede any prior notices.**