

NORTON FARM AUCTION

APRIL 28, 2018

TERMS AND CONDITIONS

1. **10% DOWN PAYMENT WITH AUCTION PURCHASE AGREEMENT.**
2. **BALANCE WITH TRANSFER OF DEED ON OR BEFORE JUNE 13, 2018.**
3. **SELLER WILL MAINTAIN INSURANCE ON PROPERTY UNTIL CLOSING.**
4. **BUYER WILL BE GRANTED IMMEDIATE LANDLORD'S POSSESSION BUT CANNOT OCCUPY PROPERTY UNTIL CLOSING.**
5. **2018 PROPERTY TAXES WILL BE PRO-RATED AS OF CLOSING DATE.**
6. **AS IS CUSTOMARY OF REAL ESTATE AUCTIONS, PROPERTY I SOLD "AS IS, WHERE IS"**
7. **AUCTION PURCHASE IS NOT SUBJECT TO ANY POST AUCTION INSPECTIONS.**
8. **AUCTION PURCHASE CONTRACT IS NOT SUBJECT TO LOAN APPROVAL OR APPRAISAL OF PROPERTY.**
9. **ANY TERMS ANNOUNCED DAY OR AUCTION TAKE PRECEDENCE OVER PRIOR WRITTEN TERMS.**