

- **With bidding opening at \$64,000**, this real estate with contents will sell to the highest bidder.
- Our **live auction at the premises** begins at noon on Saturday, August 11th, 2018. Registration begins at 11 AM.
- **Auction Day Registration:** Bidders must present photo identification and a \$6,400 cashier's check to register. Balance of auction-day deposit is due by the winning bidder in the form of a personal or business check. See full terms.
- **Real estate and contents** are offered and sell in as-is condition, where-is, with no representation or warranty, and with all faults and benefits.
- **Non-refundable ten percent (10%) buyer premium** will be added to the winning bid to equal the final sale price. This amount is due at the announcement of "SOLD!"
- **The Winner!** The successful purchaser will be required to deposit a cashier's check for \$6,400 (equaling 10% of the minimum bid) and, if necessary, increase the total deposit via personal or business check to 10% of the high bid (hammer price). For example, a winning bid of \$155,000 requires an additional auction-day payment of \$9,100 ( $\$6,400 + \$9,100 = \$15,500$ , equaling 10% of the winning bid).
- **We strongly encourage bidders to arrange necessary financing ahead of auction day.** Knowing the amount of a mortgage you are approved for determines how much you can pay for any property, no matter how you buy it.
- **Closing within 31 days, or by/before September 11, 2018.**
- Owners guarantee **clear title**
- **For FAQs**, please see our web page **Real Estate > For Buyers**
- All announcements made day of sale take precedence over previously stated or printed information