

TERMS & CONDITIONS

Buyers Premium: 11% will be added to the bid price, whichever is the highest amount.

Payment Options: Check and Wire Transfer Payment Instructions: United Country Clinch Mountain Realty & Auction LLC Bidders Agreement:

I (Buyer) agreed to enter into a contract if declared high bidder by the auctioneer on 470 Old Mountain Road Thorn Hill TN, in Grainger County, TN, an Internet Only Auction.

I agree that I have read and fully understand the Terms and Conditions of this auction. Terms & Conditions 1) Auction - Bidding ends April 15, 2024, at 7:00 p.m. EST. (This will be a soft Auction)

2) Buyer's Premium – 11% will be added to the final bid price to arrive at the contract sale price.

3) Winning bidder will enter into a Contract to Purchase immediately upon being declared the Successful Bidder by the Auctioneer. Upon the close of the auction, the winning bidder will be forwarded via email a Contract to Purchase. A signed copy of the contract must be received by United Country Clinch Mountain Realty & Auction on or before 12:00 NOON, April 16, 2024, hand-delivered, faxed or scanned, and emailed). This is a Reserve Auction

4) 10% of the contract purchase price will be due upon acceptance of the Sales Contract. Bidding is not contingent upon financing. The balance of the purchase price will be due at closing.

5) Closing shall be on or before 5:00 p.m. May 15, 2024.

6) Possession will be given at closing, subject to the remaining rights of the current tenant, if any.

7) Seller shall pay 2023 and all prior year real estate taxes. 2024 real estate taxes will be Prorated to the day of closing.

8) Under no circumstances shall Bidder have any kind of claim against United Country Clinch Mountain Realty & Auction, or anyone else if the Internet service fails to work correctly before or during the auction.

9) The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Real estate is being sold "As-Is, Where-Is"

with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.

Currency Type: US Preview Date & Times:

**Please contact the auction company for preview dates & times. Checkout Date & Times:
Please contact the auction company for checkout dates & times.**

Location: Latitude 36.355690, Longitude -83.407836

Driving Directions: GPS Friendly (Look for Sign)

**470 Old Mountain Road Thorn Hill, TN 37881, Map 021 Parcel 030.00 Grainger
County Tennessee**

**This Property is Being Sold From the Marshall Bray Property Survey by Murrell
Weems dated June 17, 2011 which is recorded in Plat Book 7, Page 125 in the
Register of Deeds office in Grainger County TN, Lots 1&2, 10.054 Acres**

Homeowner Association Fee 0.00

2023 Yearly Property Taxes are 156.86

FL# 5167