

Offer to Purchase and Contract: This property is offered under the specific terms provided in the Offer to Purchase and Contract. The Offer to Purchase and Contract is available at www.prachtauction.net. Please read and review the Offer to Purchase and Contract thoroughly prior to bidding on any property. If you have not read and reviewed the Offer to Purchase and Contract Do Not Bid!

This property is offered in Individual Tracts, Combinations or a whole. Each Tract is offered individually, high bidders choice, and the property in its entirety. The configuration that produces the best offer to the seller will determine how the property sells. This property sells subject to Seller confirmation. Please refer to the Offer to Purchase and Contract for complete terms. This property is selling "AS IS WHERE IS". Not contingent upon financing. This Auction is for Real Estate ONLY.

Chris Pracht Auctioneers, R&A, LLC has the sole authority to resolve any bidding disputes as they may arise.

Auction End Times: All Chris Pracht Auctioneers, R&A, LLC Online Real Estate Auctions are timed events and subject to extended bidding due to bidding activity. Chris Pracht Auctioneers, R&A, LLC reserves the right to adjust the auto extension time period. Example: Chris Pracht Auctioneers, R&A, LLC Online Only Real Estate Auctions have a "Dynamic Close" auto extend feature. Any bid placed within 10 minutes of the advertised auction end time will automatically extend the auction for 10 minutes from the time the bid is placed. Example: If an auction scheduled to end at 4:00 p.m. receives a bid at 3:59 p.m., the "Dynamic Close" auction extension is activated and the close time of the auction automatically extends to 4:09 p.m. The "Dynamic Close" auto-extend feature remains active until no further bids are received on the entire bidding group of properties within the auto extend time frame and which time the auction will close. Chris Pracht Auctioneers, R&A, LLC reserves the right to adjust the auto extension time period.

Bidder Verification: The identity of all bidders will be verified, bidding privileges are provisional, and if complete verification is not possible, Chris Pracht Auctioneers, R&A, LLC reserves the right reject the registration, and bidding activity is subject to termination. **ALL Bidders MUST be able to reached by telephone unless otherwise approved by Auctioneer.**

Terms: At the close of the auction, successful bidders will be emailed the Offer to Purchase and Contract and auction documents to execute and return to Chris Pracht Auctioneers, R&A, LLC Successful bidders will deposit 20% (Twenty Percent) per Tract and the Whole Property of the TOTAL CONTRACT PRICE in the form of cashier's check or bank wire transfer with Chris Pracht Auctioneers, R&A, LLC Escrow Account within 24 hours of receipt of the Offer to Purchase and Contract package. The entirety of the remaining balance is due at closing as stipulated in the "Offer to Purchase and Contract". Purchaser shall be responsible for all wire transfer fees.

Buyer's Premium: A 10% Buyer's Premium will be added to the bid price on all properties to determine the Total Contract price.

10% Buyer's Premium Example:

Bid Price: \$100,000

Plus 10% Buyer's Premium: \$10,000

Total Contract Price: \$110,000

Closing: Time being of the essence, these sales shall be closed on or before Friday December 18th, 2020. The purchaser will pay for all closing costs associated with the transaction. Please refer to the Offer to Purchase and Contract, it is the document that governs the sale.

Agency Disclosure: In all transactions, Chris Pracht Auctioneers, R&A, LLC is acting as agent for the seller, not as buyer's agent. Chris Pracht Auctioneers, R&A, LLC reserves the right to remove or cancel the bids and or bidding rights and privileges of any party, deemed not to be in the best interest of the seller, at any time. At auctions with reserve, the seller and/or auctioneer reserves the right to bid on the Seller's behalf. On all auctions, auctioneer reserves the right to bid on auctioneer's behalf when permitted by law.

Disclaimer: All information contained herein is believed to be correct to the best of the auctioneer's knowledge. The information is being furnished to bidders for the bidder's convenience and it is the responsibility of the bidders to determine that information contained herein is accurate and complete. Any reliance on the contents shall be solely at the recipient's risk. Bidders must conduct and rely solely upon their own investigations and inspections. The property is being sold "AS IS" with any and all faults. Please review all information supplied, and seek appropriate assistance prior to bidding.