

## **Auction Terms and Conditions**

Property is being sold As-Is Where-Is to the effect that all prospective buyers will have an opportunity to conduct all inspections and investigations prior to Auction Date. Real Property is being offered with a minimal reserve and is subject to prior sale. For Auction, there will be NO Buyer Contingencies. Buyers must have their finances secured and all of their inspections completed. Seller will supply for preview a Preliminary Title Commitment, Seller's Property Disclosure, Sample Buy/Sell agreement, Well Log, Septic Permits, etc. Property will be available for viewing and inspection by appointment, or at the Open House scheduled for July 5<sup>th</sup> between 1-6 PM. Call Auctioneer, or your real estate professional to schedule a showing. Successful Buyer must immediately give a deposit in the amount of \$25,000 in guaranteed funds made out to Flying S Title, and complete a Buy/Sell agreement on MT approved forms. Closing to be within 45 days. Buyer and Seller to equally split Title Company closing fees. Seller to pay for Title Insurance. Buyer to pay for Water Right Transfer. Down payment is non-refundable unless the seller cannot supply an insurable title. Broker participation accepted, but must be declared prior to Auction Start. Internet Buyers will have a ½ of 1% Buyers Premium added to the final bid. By registering to bid, Buyer guarantees that they have secured financing and have available funds for the down payment. Although deemed reliable, Auctioneer makes no guarantee regarding information provided. Buyers and their agents should conduct their own investigations to their satisfaction. Property is also listed through conventional selling methods and is subject to prior sale. Border Lane has a Road Maintenance agreement in place which is currently \$175.00 per year. Auctioneer is a Licensed Real Estate Broker within the State of Montana. Auctioneer will assist with Buy/Sell agreements, Disclosures, and associated paperwork required by the Licensing Department. Buyer will chose representation position, and negotiate compensation with their contracted agent or broker if applicable.