

TERMS AND CONDITIONS ONLINE REAL ESTATE AUCTION

THURSDAY, JUNE 30, 2022, CLOSES AT 6:00 P.M.

**1093 S. MAIN ST.
MARSHALL, NC**

MADISON COUNTY PIN. #9716-33-0257

- ◆ **5% DOWN DAY OF AUCTION**
- ◆ **CASH, CASHIERS CHECK, OR PERSONAL CHECK (DEPOSIT IS NON-REFUNDABLE UNLESS SELLER CAN NOT PROVIDE CLEAR TITLE AT CLOSING)**
- ◆ **BALANCE OF PURCHASE PRICE DUE IN FULL DAY OF CLOSING**
- ◆ **NORMAL PRORATION OF CLOSING COSTS. SELLER WILL PAY 1.00 PER 500.00 OF PURCHASE PRICE TO STATE OF NC. REAL ESTATE PROPERTY TAXES WILL BE PRORATED AND SELLER WILL PAY REAL ESTATE TAXES UP TO DAY OF CLOSING, AND BUYER WILL PAY BALANCE OF YEAR**
- ◆ **SELLER WILL PROVIDE DEED PREP AND PROVIDE CLEAR TITLE AT CLOSING**
- ◆ **DEPOSIT MONEY WILL BE REFUNDED IF SELLER CANNOT PROVIDE CLEAR TITLE**
- ◆ **PROPERTY TO BE SOLD SUBJECT TO SELLER APPROVAL.**
- ◆ **CLOSING WITHIN APPROX. 30 DAYS OF AUCTION**
- ◆ **10% BUYERS PREMIUM IN EFFECT**
- ◆ **OUTBUILDING SOLD AS-IS. *NOT LIVEABLE* POWER AND SEWER UNKNOWN, PLUMBING AND ELECTRIC UNKNOWN, SEPTIC TANK/SEWER UNKNOWN. NO EXCEPTIONS.**
- ◆ **SELLERS AGENT ONLY**
- ◆ **SUBJECT TO DEED & ZONING RESTRICTIONS IF ANY**
- ◆ **TITLE CONVEYED BY GENERAL DEED WARRANTY**
- ◆ **ANY REMAINING TRASH/RUBBISH ON PREMISES DAY OF CLOSING IS THE RESPONSIBILITY OF THE BUYER**