

**TERMS AND CONDITIONS FOR
REAL ESTATE AUCTION
BIDDING ENDS**

**THURSDAY, DECEMBER 3, 2020
3:00 PM**

**1930 HAMBURG ROAD BAKERSVILLE, NC 28705
MITCHELL COUNTY PIN # 0872-00-87-3834**

- ◆ **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**
- ◆ **6% BUYERS PREMIUM IN EFFECT**
- ◆ **SOLD AS-IS WITH THE EXCEPTION OF CLEAR TITLE. NO EXCEPTIONS.**
- ◆ **SELLERS AGENT ONLY**
- ◆ **SUBJECT TO DEED & ZONING RESTRICTIONS IF ANY**
- ◆ **TITLE CONVEYED BY GENERAL WARRANTY DEED**