

**TO INSPECT REAL ESTATE, CONTACT JERRY KING AT 828-230-7075.
SHOWN BY APPOINTMENT ONLY.**

REAL ESTATE TERMS: 10% down day of sale. Balance due within 30 days, at closing. **A 10% Buyer's Premium will apply. To be sold subject to seller's confirmation.** The deposit may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon obtaining financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing on or before 30 days.

PURCHASE AGREEMENT: The successful bidder will be required to enter into a purchase agreement at the auction site, immediately following the auction.

POSSESSION: Possession is at closing, which shall take place within 30 days of the auction.

PROPERTY INSPECTION: Each potential bidder is responsible for conducting, at their own risk, their own independent inspections, inquiries and due diligence concerning the property.

AGENCY: King Auction & Realty Co., Inc. and its representatives are acting as agents of the seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the Terms & Conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS", "WHERE IS" basis, and no warranty or representation, either expressed or implied concerning the property, is made by the seller or the auction company. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, error or omissions is assumed by the seller or the auction company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**