

# **TERMS & CONDITIONS**

**Corbie C. Adams - Real Estate Auction  
Crystal Osinoski, Power of Attorney**

**1025 Jonesville Road, Columbus, Indiana 47203-2.02 acres  
Legal Description: Block A-Adams Vacation and  
Replat of Lot 1 & Block A in Adams MP (K/106), IN  
Tax Key # 03953622800**

- The property will be sold “ABSOLUTE” with No Minimum and No reserve *Regardless of price.*
- ON-LINE ONLY AUCTION-Bidding ends 9-8-10 2:00pm with a “soft close” meaning that a last minute bid will extend bidding by 10 minutes.
- Buyers Premium
  - An **11%** buyer’s premium will be added to the final bid and charged to the buyer, the final bid plus the 11% buyer’s premium will establish the final sales price.
    - **Example:** \$1,000.00 bid + 11% buyer’s premium \$110.00 = \$1,110.00 final sale price
- A **\$3,000.00 down payment** \$500.00 will be charged to credit card immediately and the remaining \$2,500.00 is due at our office in Guaranteed Funds by 12:00 NOON Thursday September 9, 2010. The down payment deposit will be non-refundable; your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing. The balance of the purchase price will be due on delivery of clear title on October 7, 2010 at 10:00am
  - A promissory note will be signed along with the down payment check.
- Final closing is NOT contingent upon financing.
- The property will be conveyed by a general Warranty Deed.
- The seller agrees to furnish buyer(s) with evidence of a marketable title in the form of a Preliminary Title Insurance Commitment.
  - Buyer(s) may purchase an Owner’s Policy of Title Insurance at his or her expense.
  - Taxes will be prorated to the date of closing.
- Closing shall take place at the office of Smart and Johnson Title Corp., 723 3<sup>rd</sup> Street, Columbus, Indiana 47201
  - Closing fee will be paid by the buyer.
  - Closings will be held on October 7, 2010 at 10:00am
- Possession will be granted at final closing.
- The as-is structure located on the property is included in the sale of the land.
- The successful Bidder shall execute an “Auction Real Estate Sales Contract” for the property immediately after being declared the Successful Bidder by the Auctioneer.
- Each potential Bidder is responsible for conducting at their own risk, their own independent inspections, investigations, and due diligence concerning the property.

- Further; Property sells as-is with no warranties expressed or implied
  - If a survey is required, survey will be at Buyer's expense.
- JDC Group, INC dba United Country Coffey Realty and Auction and their representatives are exclusive agents of the Seller.
- All announcements made at the Auction take precedence over all advertising, oral or printed material.
- All information was gathered from reliable sources and is believed to be correct as of the date this brochure is published; however the seller or auctioneers have not independently verified this information. Auction plats and drawings are not to be relied on and are for representation purposes only. Its accuracy is not warranted in any way. There is no obligation on the part of the sellers or auctioneer to update this information.

**SALE SITE:** On-line ONLY – Bidding ending Wednesday Sept. 8, 2010 @ 2:00 pm.

**VIEWING INSTRUCTIONS:** Call office for appointment 812-824-6000.  
Viewing of the structure located on subject property will be at the viewer's own risk.  
Neither the Seller, the Auctioneer nor the Listing Agency is responsible for accidents.

For questions call United Country Coffey Realty & Auction or your REALTOR.