



Tennessee Auction Registry, LLC
4340 Kenilwood Drive, Nashville TN 37204
TNauctionregistry.com 615-347-4110
Auctioneer: Barry Smith Lic#6482

BIDDER INFORMATION PACKET

Auction: Friday July 14, 2017 11:00 AM

Property Location: 501 Dunlop Road, Clarksville TN, 37040 in Montgomery County TN

Property Description: Land and Improvements - Approximately 70 +/- Acres

AUCTION TERMS AND CONDITIONS:

- Auction Terms:** Confirmation Sale; Highest Bid Subject to Seller and Lender Confirmation
- Amount Due at Auction:** Nonrefundable earnest money, which is 5 percent (5%) of the final purchase price, must be paid down at auction. Certified and / or approved Checks will be made payable to: Tennessee Auction Registry, LLC and Checks will be deposited and held in this earnest escrow account.
- Balance Due:** Balance is due on or before Friday September 1, 2017. Balance to be paid by certified funds. Time is of the essence. Seller shall have reasonable time to perfect title.
- Closing Costs:** Purchaser's Closing Costs are to be paid by Purchaser.
- Title Transfer:** Seller will provide a General Warranty Deed.
- Title Policy:** Purchaser(s) have the option of obtaining Enhanced Title Policy at Purchaser's own expense.
- Restrictions:** Purchaser agrees and is subject to the Terms & Conditions of the Declaration Of Restrictions for this property. It is the purchaser's responsibility to obtain and interpret these restrictions.
- Unharvested Crops:** Purchaser agrees to allow the harvest of all existing crops on the property. Crops to be harvested on or before December 15th 2017 and any and all proceeds of the harvest shall be retained by the Seller and Tenant farmer.
- Property Taxes:** 2017 Property Taxes will be prorated as of date of closing.
- Possession:** Purchaser(s) may take possession upon closing, full payment and receipt of deed.
- Bidder Qualification:** Bidder's must register with Tennessee Auction Registry, LLC and Receive a Bidder number to bid. Bidders must register at least 48 hours prior to auction. An Auction approved letter of financial capability from a Bank, Lender or Financial institution must be received and approved by the Auction Company no later than 24 hours prior to the Auction date and time.

Buyer's Premium: A **5% buyer's premium** will be added to the winning bid to arrive at the final purchase price.

Terms: **All Real Estate and improvements are being sold "AS IS, WHERE IS"** with no guarantees or warranties expressed or implied. All real estate is selling subject to any easements, restrictions, encroachments, and rights of way, whether recorded or unrecorded. In all transactions, Auctioneer/Broker is acting as a single agent for the Seller.

Rollback Taxes: **This land has been classified as Greenbelt for assessment, levy and collection purposes and is subjected to rollback taxes as defined in TN Code Annotated Section 67-5-1001. Any and all rollback taxes shall be the responsibility of the buyer(s).**

***IMPORTANT:** **THE WINNING BIDDER IS BOUND BY THESE TERMS AND CONDITIONS. A WINNING BID CONFIRMED BY THE SELLER IS A LEGAL AND ENFORCEABLE CONTRACT.**

Bidder # _____ **Signature:** _____

Print Name: _____

Date: ____/____/____.

All information has been received from reliable sources believed to be correct but not guaranteed by Tennessee Auction Registry, LLC
Announcements made auction day take precedence over all printed materials.

Tennessee Auction Registry, LLC Firm# 6027

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