

For more information on the real estate, contact Randy "Riverbend" Burdette, CAI #927
Call, or text 304-667-2897.

FOXFIRE REALTY

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Real Estate Terms:

- **There is a 10% buyer's premium to be added to the final bid price of the real estate and shall become part of the total contract price.**
- The Auctioneer is acting as an agent for the seller in this transaction.
- The property is being offered subject to HIGHLY MOTIVATED Seller confirmation. All offers are subject to a Right of refusal as per the last will and testament of Margaret C. Hanks.
- Sold AS IS, WHERE IS. Closing within 45 days.
- The property will convey by the existing legal description and shall be sold by the existing boundary.
- NO PERSONAL PROPERTY IS BEING SOLD. Any personal property that remains after closing of the deed shall become the new owner's sole responsibility to dispose of at their cost. All major appliances convey.
- A successful purchaser will be required to enter a **non-contingent** purchase contract. The sale is not contingent upon appraisal, inspections, financing, etc. Should the purchaser withdraw from the transaction prior to closing, the purchaser shall forfeit all moneys deposited. Closing to occur in 45 days or sooner; time is of the essence.
- Real estate taxes and other apportionable items (if any) will be prorated at settlement. The Purchaser is responsible for ALL CLOSING COSTS regardless of the local custom including but not limited to; deed preparation, document recording tax stamps, recording costs, taxes, fees, attorney fees/closing agent, inspections, survey and closing expenses shall be paid by the Purchaser.
- **Deposit for the property will be \$4,900.00.** All deposit money is due in on the day of the auction by personal or business check. Once the seller has accepted the offer, the purchasers deposit is nonrefundable upon default of the purchaser.

- The property is being sold “as is, where is” without any warranty or guarantee, except for a marketable title shall be furnished. The property shall convey free and clear of any liens or back taxes.
- All announcements from the auction block will supersede all previously published or written material. This auction is being audio recorded.
- The auctioneer will accept normal increases in the bid price. The auctioneer reserves the right to reject any bid increment that is not in the best interest of the seller.
- Foxfire Realty and Sellers have gathered this information and believe it to be correct to the best of our knowledge. However, we strongly recommend that you inspect the property prior to bidding to determine the accuracy of statements made in promotional materials.