

**Addenda to Terms & Conditions Relating to the Online Auction of  
Parcel #780 8 Acres Town of Newton, Buffalo County WI.  
Ending September 15<sup>th</sup> 2016**

**To Register:** Bidders will register and purchase property(s) as follows: ONLINE ONLY

**Bidders:** A 10% Buyer's Premium will be added to final bid on each property to determine total contract price. Bidders will be required to sign Terms & Conditions & Addendum to Terms & Conditions prior to bidding online

**Terms of Purchase:** All properties are offered and/or sold in AS-IS condition, free and clear of any and all liens or judgments. Seller only warrants good title & deed as a Warranty Deed. Seller will allow buyer to purchase GAP insurance endorsement at a cost of \$125. Buyer will be required to pay a non refundable down payment of \$2,500 for property. The balance of the total contract price is due and closing will take place on or before October 17<sup>th</sup> 2016 at Sellers choice of Title Company.

**Inspections/Condition:** Bidders acknowledge by their participation in the auction that they have had the opportunity to make any and all independent inspections of the properties prior to bidding and executing the Real Estate Offer to Purchase Contract. All property sold will be sold "AS-IS WHERE IS" - WITH ALL FAULTS with no contingencies. Bidders responsible for verifying all measurements, taxes, special assessments, property condition, Rental Weatherization, environmental issues, and all other facts or statements regarding real property. Buyer waives the rights to a Real Estate Condition Report. THE PROPERTY, INCLUDING IT'S SOILS AND GROUND WATERS AND ALL IT'S BUILDINGS AND OTHER IMPROVEMENTS, IS SOLD IN IT'S PRESENT CONDITION AS-IS, WITHOUT ANY REPRESENTATION OR WARRANTIES OF ANY KIND EITHER EXPRESSED OR IMPLIED. BUYER HEREBY FOREVER AND IRREVOCABLY RELEASES ANY AND ALL CLAIMS AGAINST SELLER (Trustee), AUCTIONEER(S), BROKER(S) RELATED TO THE PROPERTY, INCLUDING WITHOUT LIMITATION ANY CLAIMS BASED ON ANY ENVIROMENTAL LAW.

**Buyer's Premium:** A 10% Buyer's Premium for live bidders will be added to all property high bids to equal total contract price. See Example: High Bid Price \$100,000 plus 10% Buyer's Premium (Live Bidder) equals total contract price (\$100,000 + \$10,000=\$110,000).

**Property will be offered as follows:** Online only and Subject to Seller Confirmation within 48hrs of midnight of seller receiving offer from buyer.

Bidder's Initials \_\_\_\_\_

**Broker Participation:** Auction Company to pay 2% of high bid price to a broker who procures a buyer to a successful closing. Broker must sign and return Broker Participation Form to United Country Hamele Auction & Realty prior to bidder registering online. Brokers purchasing for themselves or entity in which they are an owner/member will not receive the Broker Participation Fee. No Exceptions.

**Pre-Auction Offers:** Seller will not entertain offers prior to auction.

**All announcements:** made by the Auctioneer(s) before or during the Auction will take precedence over all previously printed materials, electronic materials and any oral statements relating to the online auction ending September 14<sup>th</sup> 2016.

Bidders Signature(s)

\_\_\_\_\_ Name Printed \_\_\_\_\_

\_\_\_\_\_ Name Printed \_\_\_\_\_

Date \_\_\_\_\_