

Sale Name: Quiet Home & Acreage + Farm Land Auction 151.71+/- Acres

LOT 1 - Terms & Conditions READ Before Bidding



Description

TERMS AND CONDITIONS:

Terms Specific to this Auction:

Real Estate sells with no contingencies, 10% Down earnest money due the day of the auction. Balance due at closing and upon a good and clear title. Taxes will be paid by the seller through December 31st, 2024. Integrity Auctioneers, LLC is acting as a commission agent for the seller.

Accounts:

By registering an account with Integrity Auctioneers (Integrity Auctioneers, LLC, Integrity, Integrity Auctioneers, employees, affiliates, and associates) you are agreeing to let Integrity hold and use your information for purposes of conducting auctions, place and receive bids from you through the online portal, communicate about upcoming auctions, new features/services, promotions, and arrange for payment of items, or make payment. Registered users, bidders, and consignors hold Integrity Auctioneers harmless for any liability in regard to injury, fire, theft, accidental damage, breakage, etc.

Auction Process, Agents for the Seller, Online Bidding:

Everything is sold as is where is. There are no guarantees to condition by Integrity Auctioneers. All guarantees to condition are between the seller and the buyer. All sales are final. Placing a bid in-person or through the online portal is a binding agreement such that if the bid wins the auction, bidders agree to purchase the item for the amount bid. Statements made at the auction take precedence over printed material.

Integrity Auctioneers, employees, and associates act as agents for the seller. All auctions are with reserve unless specifically stated otherwise. Auctions are with undisclosed reserves unless otherwise specified. All bids are subject to seller confirmation. Sellers reserve the right to lower reserves at any time. If the online portal shows "reserve not met," winning bidders should still be prepared to purchase the item for the winning bid.

Integrity Auctioneers is not responsible for any glitches in the internet system. In the event of a tie bid between live bidders and/or internet bidders the winner will be chosen at the discretion of the auctioneer. If an item has a reserve, a bid will be an absolute bid up to the reserve price. Live-simulcast online auctions will end the bidding for each item when the auctioneer says "sold" for that item. Timed online auctions may be a hard close (bidding ends at a specific time), or soft close (a bid placed in the final moments of the auction will extend bidding).

Location & Inspection

Some items may not be at the auction location for various reasons. Bidders acknowledge that they are responsible for inspecting any item for condition. Bidders are encouraged to inquire about specific details such as condition, item location, the process of the auction such as live, online or a combination of bidding, any additional fees applicable to an item/auction, and loadout/pickup schedule.

Payment, Fees, Shipping, Removal & Pickup:

Some auctions have a buyers premium. See specific auction descriptions for buyers premium. Payment must be made in U.S. Dollars via cash, good check, money wire (\$25 fee for international wire transfer), or major credit card (4% fee).

Winning bidders have 48 hours from the end of the auction to make payment and notify Integrity Auctioneers of pickup, shipping, and removal plan. Integrity Auctioneers offers shipping on select items. Buyers agree to pay Integrity Auctioneers any fees for shipping and handling if services/materials are used.

Buyer Default, Fraud, & Abandonment:

Integrity Auctioneers may charge credit cards on file for the full price of invoices including fees following the 48 hour time allotment for payment. After this time invoices with a balance outstanding will be considered defaulted. Defaulted invoices and payment fraud may be subject to administrative fees legal fees and criminal charges and may result in the user being blocked from participating in any further auctions. Fake, shill bidding, or bidding on behalf of your items or someone you are party to for the purpose of manipulating the bid is prohibited.

Unless otherwise stated buyers have 30 days to remove items. If items are at Integrity location, buyers are responsible for coordinating pickup with the appropriate person. Buyers are responsible for all lifting, loading, and shipping equipment costs and labor unless otherwise stated.

Integrity Auctioneers will determine the appropriate disposition approach for any defaulted or abandoned items which may include: selling/scraping the item, returning possession to the seller, charging storage fees of up to \$25/day.

Integrity Auctioneers reserves the right to change and amend these terms and conditions from time to time.

Terms and Conditions version 2023.06.23

Quantity: 1



<https://www.integrity.bid/>