Property Disclosures

- Properties are sold in “AS IS, WHERE IS” condition without warranties. Any contingencies are at the sole discretion of the Seller.
- There are no inspection, financing, or appraisal contingencies.
- The utilities to this property are currently disconnected. Utilities cannot be turned on prior to closing, regardless of inspections or appraisals. Buyer is responsible for utility transfer post-closing.
- The seller may choose to negotiate with bidders even if the reserve price isn't met.
- The Earnest Money Deposit will be 1% of the Total Purchase Price or a minimum of $1,000, whichever is greater.
- Buyer's Premium: Greater of 5.0% of bid amount, or $1,500 (Buyer Pays at Closing).

Buyer is responsible for all closing costs at the buyer’s sole expense including tax stamps, transfer taxes.
It is the buyer's responsibility to independently verify all property information and performing inspections before making an offer.
Title will be conveyed to the buyer via Quitclaim Deed or its equivalent and with no express or implied warranties of title. The buyer may purchase title insurance at their own cost.
Buyers will need to show Proof of Funds/Pre-Approval Letter within 24 hours of winning the bid.
Pre-Approval Letter must be enough to cover both your Earnest Money Deposit and down payment.
Proof of Funds Documentation can include bank statements, brokerage accounts, a line of credit or any funds that are immediately available.
The property information and any photographs provided here are for reference only and are not guaranteed to be an accurate or recent depiction of the property. All information displayed is for marketing purposes only.
Please contact the listing agent directly with questions or inquiries regarding this property.
Special Note: This property is owned by the USDA – subcategory Non-Program
Should you have other questions, please review our auction FAQ document