

**PRE BID and/or Broker Participation Registration**

**Property Address:** 37 Willow Tree Road Iberia MO 65486 Miller County

PID # 16802800000005000

**Auction Date:** Tuesday, March 5, 2024

**Auction held at Bryant Auction Facility, 335 North Frontage Road, Osage Beach, Mo 65065**

Bidder/Buyer

Client will bid \$ \_\_\_\_\_ as an Initial Bid. Bidder understands that additional bidding may be necessary to buy the property if other bidders raise the bid.

Bidder attaches down payment monies in the amount of \$1,000.00 made out to Bryant Auction, LLC. This down payment is for the pre bid only and will be subtracted from the full down payment if this Buyer wins the high bid. Pre bid down monies will be forfeited by Bidder if Bidder fails to close on the property. Down will be refunded if Bidder does not win the high bid on the property listed above at auction.

Please indicate specifically which property/parcels you wish to place initial bid(s) on \_\_\_\_\_

**AUCTIONEER/BIDDER REPRESENTATIONS**

Auctioneer makes no representations or warranties as to the accuracy or completeness of any information contained on Auctioneer’s Site, any Property Page, or as otherwise made available by Auctioneer, Seller or Seller’s Broker. In person, phone and online bidding is provided on an “as is, where is, as available” basis. No warranties, expressed or implied, including but not limited to, those of the merchantability or fitness for a particular purpose, are made with respect to Auctioneer’s site, the online bidding platform or any other information or software therein (collectively, “website”), and the Auctioneer expressly disclaims any such warranties. Each Bidder agrees to use the website and services offered by Auctioneer at Bidder’s own risk Auctioneer makes no representation or warranty relating to management of the purchase and sale process.

Auctioneer makes no representations or warranties of any kind or character whatsoever, whether express or implied, with respect to any property. Each Bidder hereby releases Auctioneer and its employees, officers, directors, representatives, attorneys, brokers and agents (“representatives”) from any and all claims that any such bidder may now have or hereafter acquire against Auctioneer or any of its representatives for any damage or injury resulting from or relating to any errors, omissions or other conditions affecting any property. This release includes claims of which Bidder is presently unaware or does not presently suspect to exist in Bidder’s favor which, if known by Bidder, would materially affect Bidder’s release of Auctioneer. This property is being sold "AS IS, WHERE IS, with NO WARRANTIES", either express or implied and is not contingent on appraisal, financing, inspection, Seller concession, Buyer contingencies or any other contingency that would affect the sale of this property.

All information was gathered from sources deemed to be reliable and believed to be correct, however, this information is not guaranteed by the Seller, Auctioneer or their agents. All Bidders are urged to do their own due diligence and verify all information including improvements, sizes, condition, and contaminants, including but not limited to, sewer system, water/well, lead, asbestos, mold, or other environmental issues. Surveys, existing easements, encroachments, inspections, appraisals, planning and zoning compliance, permits, association compliance, dockage, ingress, egress and regress, flood zone, incomes, revenue, and leases are the responsibility of the Buyer to satisfy, comply with and or remedy.

Miller County, MO Recorder of Deeds and Miller County, Mo GIS, will be the reference used to convey parcel size and location. Verification of maps shown sale day is the responsibility of the buyer. Not guaranteed by Survey or legal record.

Financing should be arranged prior to the auction. This property not sold contingent on financing. There is a 7% Bidder's premium added to the high bid paid for property.

Auctioneer is an agent for the Seller in this transaction. All announcements day of sale take precedence over all previous printed material. Auctioneer reserves the right to reject any and all bids and will decide increments of bidding. Starting bid may not be the reserve bid required by the Seller. This auction will be live and online. Maps are for reference only, and are not guaranteed by survey or legal record. Bids are a legal commitment to purchase property.

**Contact Rick Bryant for additional questions 573-346-4777**

\_\_\_\_\_  
Bidder Name

\_\_\_\_\_  
Mailing Address, City, State, Zip

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Broker



