

Property sold AS-IS WHERE IS, with all faults and defects, NO WARRANTY, Buyer may order an inspection, property not sold contingent on inspections or financing. You must be able to buy or do not bid! Buyer will provide \$5,000.00 down payment, in the form of certified funds, with balance due at closing in 30 days from this auction date.

Camden County, MO Recorder of Deeds and Camden 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.

Bids are a legal commitment to purchase property. The actual total purchase price ("Total Purchase Price") on the auction day (and at the closing) will be equal to the winning bid amount plus a buyer's premium ("Buyer's Premium") of seven percent (7%) of the winning bid amount.

The Total Purchase Price will not include other amounts payable by Winning Bidder during closing, such as closing fees, property taxes, or insurance, as set forth in the Purchase Documents. All auction sale results subject to a 10-day Camden County Court Approval. All claims and litigation heard in Camden County, MO Courts.