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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 and lead paint, asbestos, mold, or other environmental issues. Surveys, easements, inspections, appraisals, zoning compliance, flood zones, mining, mineral, and air rights, permits, association compliance, dockage, ingress and egress, incomes, revenue, and leases are the responsibility of the Buyer. Furniture does not convey.

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.

Financing should be arranged prior to the auction. This property not sold contingent on financing. Auctioneer is an agent for the Seller in this transaction. All announcements day of sale with exception to "Terms" 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.

BIDDING AND BUYING

The Buyer will be required to provide at time of sale, \$10,000 (Ten Thousand US Dollars) down payment on real estate which is nonrefundable in the form of certified funds (cashier's check), payable to themselves. This will become the down payment when the high bid is awarded and the certified funds are signed over to Auctioneer. The Bidder will then sign a standard Real Estate Purchase Agreement, map and terms with balance due in full at closing approximately 30 days from date of sale. Title Insurance will be available at the expense of the Buyer. All taxes will be prorated as of the closing date, and each party will pay their own reasonable and customary closing costs.

Auctioneer and or Sellers are not responsible for online bidding platforms; the Buyer is responsible to place bids and to see they are acknowledged by Auctioneer. Auctioneer and their Clients are not responsible for weather related issues and or equipment. Websites and technology are used at Buyer's risk.

The only guarantee from the Seller is a clear and marketable title to the property. Deposit will be refunded only if Title Company determines property cannot convey with clear title, this is the only consideration or compensation from Seller, Auctioneer, or their agents to the Buyer if property does not convey. Seller will choose Title Company. All auction sale results subject to 10-day Camden County Court Approval.

All bids are irrevocable. Any bid may be acknowledged by Auctioneer as the winning, even if such bid is below the "Reserve Price".

BUYER'S PREMIUM AND TOTAL PRICE

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.