Terms: The Buyer will be required to provide at time of sale, $8,000 (eight thousand US Dollars) as a down payment on real estate which is nonrefundable in the form of certified funds, payable to themselves. This will become the down payment when the high bid is awarded and the certified funds are signed over to Bryant Auction, LLC. The bidder will then sign a standard Real Estate Purchase Agreement 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.

The only guarantee from the Seller is a clear and marketable title to the property. Deposit will be refunded only if property cannot convey with clear title, this is the only consideration or compensation from Seller, Bryant Auction, LLC or their agents to the Buyer if property does not convey. Seller will choose title Company.

All information was gathered from sources deemed to be reliable and believed to be correct, however, this information is not guaranteed by the Seller, Bryant Auction LLC 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, lead, asbestos, mold, paint, or other environmental issues. Surveys, easements, inspections, appraisals and home value, zoning compliance, permits, association compliance and restrictions, dockage, ingress and egress, incomes, revenue, and leases are the responsibility of the Buyer.

Miller County, Missouri Recorder of Deeds Office will be the reference used to convey parcel size and location. Verification of maps shown sale day is the responsibility of the buyer. If litigation becomes necessary between Buyer and or Seller and Auctioneer, all claims not mutually settled will take place in Camden County, Missouri Courts. Bidding is a serious financial decision and bids are a legal commitment to purchase property you should seek advice from legal counsel and financial advisors before you place any bid.

Financing should be arranged prior to the auction. This property not sold contingent on financing.

Bryant Auction, LLC is an agent for the Seller in this transaction. All announcements day of sale take precedence over all previous printed material.

Bryant Auction 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.

Your attendance is acceptance of your own actions; you alone accept responsibility for your actions. By attending the auction you agree to hold Bryant Auction, LLC and its agents harmless for all claims. Buyer agrees that they have done due diligence and accept the property no warranty implied or expressed.

Maps are for reference only not guaranteed by survey or legal record.

The property and equipment will be sold "as is" and "where is" with all faults and defects.

A 7% (Seven percent) Buyer's Premium will be added to the winning bid to arrive at the total contract price paid by the Buyer on all real estate.

Property may be offered on Proxibid internationally, we do have a number of registered bidders

_____ _____

Buyer/High Bidder Date