



United Country Missouri Land & Home

United Country - Commercial

Real Estate & Auction Services

3516 I-70 Drive SE, Ste. A

Columbia, Missouri 65201

Toll Free 800-895-4430

Office 573-474-8205

Fax 800-824-1741

TERMS AND CONDITIONS OF ONLINE AUCTION
Home at 364 Ash Street Gasconade, MO 65061 – Gasconade County

REGISTRATION: This is an Online-Only Auction. You will need to register online to bid and agree to all terms. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions. ***IF YOU HAVE NOT READ AND REVIEWED THE TERMS FOR THE SALE OF REAL ESTATE, DO NOT BID.***

ONLINE ONLY AUCTION (i.e. Internet Auction) by United Country Missouri Land and Home through NEXTLOT: The online auction and the online bidding shall begin on **Tuesday, May 7th, 2024 at 9 am CST** and close on **Thursday, May, 9th, 2024 at 2 pm CST**. Bid at: missourilandandhome.nextlot.com/auctions

SERVER & SOFTWARE TECHNICAL ISSUES: In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, United Country Missouri Land and Home reserves the right to extend bidding, continue the bidding, or close the bidding. *NEITHER THE COMPANY PROVIDING THE SOFTWARE nor UNITED COUNTRY MISSOURI LAND AND HOME AND OR AGENTS AND EMPLOYEES SHALL BE HELD RESPONSIBLE FOR A MISSED BID OR THE FAILURE OF THE SOFTWARE TO FUNCTION PROPERLY FOR ANY REASON.*

BIDDING PROCESS & BID SUBMISSION: Bidders must register online to participate in the auction. Bidders must submit their bids through the designated online platform. All bids are confidential and sealed until the auction deadline. Bidders must adhere to the specified bidding period and deadline. Bids submitted after the deadline will not be considered. Each bid must include the bidder's name, contact information, and bid amount.

NO RESERVE

ACCEPTANCE OF FINAL BID: The winning bidder hereby agrees to enter into a Contract to Purchase the property within 24 hours of being declared the Successful Bidder by the Auctioneer. Upon the close of the auction, the winning bidder will be forwarded via email or fax a Contract to Purchase the property. A signed copy of the contract must be received by United Country Missouri Land & Home within 24 hours of the end of the auction.

FINANCING: By participating in this auction, bidders hereby agree that their bid shall **NOT BE SUBJECT** to the bidders' ability to obtain financing. By placing a bid in this auction, bidders understand that financing is **NOT** a contingency in the purchase agreement.

PROPERTY / TITLE INSPECTION: It is recommended that all bidders inspect the property before placing any bids in the auction. Property inspections are the responsibility of the bidders. Informational title work will be available online by **April 26th, 2024**.



United Country Missouri Land & Home

United Country - Commercial

Real Estate & Auction Services

3516 I-70 Drive SE, Ste. A

Columbia, Missouri 65201

Toll Free 800-895-4430

Office 573-474-8205

Fax 800-824-1741

“AS IS” CONDITION: The property is sold in its current "As Is" condition and no warranties or representations are made regarding its condition or suitability for any purpose.

DOWN PAYMENT / ESCROW: An escrow deposit of **Ten Percent (10%)** of the total contract purchase price must be received by **Monarch Title Company** within 24 hours of the close of the auction. Acceptable forms of payment include cashier’s check, personal or corporate check, or wire transfer. The balance will be due in full at closing.

CLOSING & CLOSING COSTS: Closing shall be on or by **June 9th, 2024 at Gasconade County Abstract** Out-of-area buyers will be allowed to close via email, mail, and wire transfer of certified funds. Title commitment and owner’s policy will be paid by the Seller. Seller will deliver title by General Warranty Deed. Buyer will be responsible for their own mortgage policies or exchange fees (if applicable). Customary closing fees in the county where the property is located will apply to both Seller’s and Buyer’s transactions accordingly.

TAXES: 2024 Real Estate Taxes will be prorated to the day of closing.

POSSESSION: Purchaser shall receive possession of the property at closing.

HOLD HARMLESS: Buyer and or Bidder agree to hold harmless and indemnify United Country Missouri Land and Home, and its Agents, Owners, and/or Employees and its Representatives from any and all claims, damages, or suits including but not limited to awards, judgments, costs, fees, etc.

AUCTION DISCLAIMER: All information provided is believed to be accurate; however, no liability for its accuracy, errors, or omissions is assumed. Maps, photographs, etc. are approximate. Buyers should verify all information to their satisfaction. Please make all inspections and have financing arranged before the end of bidding. Information is subject to change without notice. Real estate is being sold “As-Is-Where-Is” and buyer should take time to examine this property thoroughly and rely on their own judgment. The property is being sold subject to all easements, covenants, conditions, zoning, and any other existing matters. By bidding you are acknowledging and accepting all posted Seller’s Disclosures. Neither the Seller nor United Country Missouri Land & Home or Associates or Employees are giving any warranties other than the Seller’s Title Warranty. Please call our office at 800-895-4430 if you have any questions.

SPECIAL NOTES: Please call Evan Eikermann, at 314-550-7487 if you have any questions or would like to schedule a viewing.

By participating in the Online Auction, bidders acknowledge and agree to abide by these terms and conditions.

Seller: Betty J. Eikermann Family Trust