

AUCTION TERMS & CONDITIONS

REALTY & AUCTIONS				
TANKS COLUMN	, OH,	BROKER ONLY	Date:	Time:
meaning assigne Listing Agreemer every provision o	rms used in this Summary of Real Estated to them in the Real Estate Auction of ("Listing Agreement"), which is income fithe Purchase Agreement; rather it is in conducted by Kaufman Realty &	Purchase Agreement (the "Purc orporated herein by reference. T s a limited summary of certain in	chase Agreement"), chis Summary is not in	and the Auction tended to address
contemplated by	Any desired inspections of the Property the Purchase Agreement is not consuction. The Property sells in its preser	ntingent upon the satisfactory sto		
	ill provide to Buyer a general warran Exceptions, as provided in the Purch er the Closing.			
Buyer's lender red Seller, through es shall pay the cos one-half of the ex premium for an C a loan policy, title	escrow agent/title agent ("Escrow Agen quires use of a different Escrow Agen crow agent shall provide an Owner' t of the title search, deed preparation scrow agent's standard closing fees. Owner's Policy of Title Insurance. Buyer e endorsements, location survey or co in all real estate transactions. Buyers	ont, in which case the Escrow Age as Policy of Title Insurance in the count, and county conveyance fees as Seller and Buyer shall each pay ar shall pay any additional costs, other items required by Buyer or B	ent shall be chosen by amount of the Purcho s. (3) Seller and Buyer one-half of the com including, without lir Buyer's lender. Broker	y Buyer's lender. (1) ase price. (2) Seller shall each pay mitment fee and mitation, the cost of advocates the use
markers, are app property will be a	acreage comprising the Property, deproximate and subject to final survey, adjusted based on the per acre sale properties sold as a lump sum price.	if required. In the event of an ac	djustment in acreage	e the price of the
equal to 10% of t auction, Buyer acting and Buyer rep discharge any poterms of the Purc remedies Seller m	r shall deposit with Broker, on the day he Purchase Price or \$1,000, whicher cknowledges that its obligations und presents to Broker and Seller that it eigyment obligations it incurs at the authase Agreement, the entire Depositing be entitled to at law or equity; puthe expenses paid by and billable tireement.	ver amount is greater. The Deposer the Purchase Agreement will rether has cash or is approved for action. In the event that Buyer do shall be forfeited and paid to the provided, however, that Broker shall be foreited.	sit is non-refundable. not be contingent or a loan in an amount bes not close in comp e Seller as damages all be entitled to reto	By bidding at the n obtaining financ- sufficient to bliance with the in addition to other sin a portion of the
fees agreed to b	UM. Buyer and Seller acknowledge of etween Seller and Broker, a buyer's particular in the highest , if any, will be added to the highest	premium in the amount of $_\\%$	of the highest valid I	oid amount. The
Seller shall pay: (a ance fees. (d) reshall be responsite otherwise noted, for transfer; (f) Brown Seller and Buyers and premium for cost of a loan po	rs. Closing Costs related to the Purcha) the cost of the title search and/or all estate taxes and assessments relable for any delinquent real estate tax the seller shall pay all surveying chapker's fees; and (g) the following fees shall each pay one-half of the escrotan Owner's Policy of Title Insurance. Slicy, title endorsements, location surne auction:	mineral search, (b) deed preparted to the Premises prorated to the ses and assessments (e) If the Records for each newly-surveyed possible specific to the auction: we agent's standard closing fees a Buyer shall pay any additional covey or other items required by Bu	ration, (c) county tra the date of Closing, e al Property requires c arcel and any parcel and one-half of the c costs, including, with	nsfer and convey- except that Seller a survey, unless requiring a survey commitment fee out limitation, the
Runyor	Date:	Sallar	Dato	

- **8. INDEMNITY.** Buyer and Seller mutually agree to indemnify and save harmless Broker, its employees, agents, directors, and officers from and against any claim, demand, cost, damage, expense or liability arising from, or in any way related to, the auction including without limitation the Seller's failure to disclose any information related to the Property, whether or not known by the Seller at the time of the execution of the Purchase Agreement. This clause shall survive the Closing of the transaction and transfer of title to the Property.
- **9. NO BROKER REPRESENTATIONS.** Buyer and Seller acknowledge they are obligated to conduct their own due diligence relative to the Property and may not rely upon any such statements of Broker. The Property sells subject to any announcements made on the day of sale.

I, or we, as Buyer(s) & Seller(s) understand and agree to above terms and conditions.

BUYER Signature:	BUYER Signature:
Date/Time:	Date/Time:
SELLER Signature:	SELLER Signature:
Date/Time:	Date/Time: