

Cole Auction

Terms & Conditions

*A 10% Buyers Premium to be added to the final bid to determine the contract price on the Real Estate.

***All property is sold “AS IS, WHERE IS”. Cole Auction works strictly as an agent for the seller.**

*10% down day of the sale, balance to be paid in 30 days or less.

*Property is selling subject to all restrictions, easements and rights-of-ways.

*Seller to pay prorated taxes and provides clear deed and title.

*Purchaser to pay all of their own closing cost.

*All decisions of the Auctioneer are final in case of bidding disputes.

*Seller reserves the right to deny or expel anyone who attempts to disrupt the sale.

*Property maps, surveys, inspection, are for reference and sale purposes only. Neither the Auction Company nor the seller guarantees any of the information given.

*It is the responsibility of the buyer to verify all specifications and conditions of the property.

*As no warranties or guarantees are being made as to condition, age or value prior to sale date.

*No contingencies shall apply to the sale of the property, including a buyer receiving financing.

*All information that is being given is believed to be correct and reliable but is not guaranteed by the Auction Company.

*Announcements made day of the sale take precedence over any written material.

*Cole Auction will pay outside brokerage 2% of net commission. Sales price minus concessions (i.e. expenses and/or commission reductions)