

**JIM MALOOF/REALTORS  
AUCTION DIVISION**

TERMS OF SALE/SIGN IN SHEET FOR: RR 1 Box 65, Wyoming NE ¼ Sec 32, Valley Township, Stark County

**AS IS** Property is being sold in AS-IS Condition with no warranties expressed or implied. Buyer is advised to make a thorough inspection.

**DEPOSIT** Buyer is required to pay an earnest money deposit of \$ **50,000 each tract** on day of sale. This deposit is NON REFUNDABLE and will be applied to the purchase price at closing.

**CLOSING** Within 30 days of auction day.

**POSSESSION** Delivered at closing.

**CONTINGENCY** There are no contingencies including those for inspections or financing.

**CONTRACT** Successful bidder will be required to enter into a written real estate purchase agreement. The proposed agreement is available for buyers to review prior to the start of the auction.

**AGENT** Agents/Brokers/Auctioneers/Jim Maloof Realtors are acting as agent for the seller only and there is no agency relationship with the buyer.

**ANNOUNCEMENTS** All announcements made on day of sale supercede all other prior written or verbal announcements.

**RESERVE** Seller reserves the right to reject all bids. This is not an absolute auction.

**EVIDENCE OF TITLE** Seller will provide merchantable title in the form of a title insurance commitment and a warranty deed (or equivalent).

**REAL ESTATE TAXES** Seller to pay 100% of 2008 taxes payable in 2009 by a credit to buyer at closing.

**OPEN BID** Prospective bidders must pre-register and provide their opening bid to participate in this auction.

**SALE ORDER** Tract I is the west 80 acres. Tract II is the east 80, less the home site. Farms are being sold as BUYER'S choice. Successful bidder may take Tract I, Tract II or both Tract I and II.

**I have read and understand the terms listed above.**

Name: \_\_\_\_\_ Date \_\_\_\_\_

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_