



REAL ESTATE AUCTION

210 Commercial Dr Taylor, TX
David Ackel—TX Auctioneer# 15140 & RE Agent #626510

YOU MUST BE A REGISTERED BUYER IN ORDER TO BID

BUYER AGREES UPON REGISTRATION TO BID TO THE TERMS AND CONDITIONS OF THIS SALE
ANNOUNCEMENTS BY AUCTIONEER TAKE PRECEDENCE OVER PRINTED MATTER
AUCTIONEER RESERVES THE RIGHT TO SELL USING INCREMENTS BEST SUITED FOR AUCTION

AUCTION TERMS AND CONDITIONS
IMPORTANT INFORMATION PLEASE READ

Registration: All bidding is open to the public. However, you must register directly with auctioneer in order to bid at Auction. Buyer Registration will begin August 24th, 2020. Cash or Cashier’s Check must be presented in order to register.

Deposits: 10% down day of Auction, cash or cashier’s check. Non refundable deposit, should buyer fail to close within 30 days of successful high bid. Buyer agrees deposit will be immediately forfeited as liquidated damages.

Closing: The successful Bidder must sign purchase agreement immediately upon close of bidding on the purchased property. Balance due at closing in 30 days. Purchaser will be responsible for all closing costs, taxes to be prorated. Good insurable title, free from all liens, taxes, and encumbrances is guaranteed or deposit will be refunded.

Conditions: Property sold “AS IS, WHERE IS”. We encourage you to have an inspector or contractor look at the property with you. The Auctioneer makes no representation or Warranty, expressed or implied, as to the accuracy of the information contained herein. Submitted, subject to errors and omissions, all measurements plus or minus. Although information has been obtained from sources deemed reliable, buyer should rely on their own information, judgment, and inspection of the property and records, including, but not limited to, all documents recorded in the County where the property is located. All announcements from the auctioneer will take precedence over any previously printed material or any other oral statement made.

Financing: Purchasers need to obtain their own financing. Purchase Agreement is not subject to financing or qualifications. All bidders should be pre-qualified. This auction is not contingent upon financing of any kind.

Inspections: It is the bidder’s responsibility to inspect the property and to perform their own due diligence. The seller and Auctioneer assume that bidders have inspected the property and performed their own due diligence prior to bidding, and that the high bidder is acquiring the property based solely on their own independent investigations and inspections and reliance on any information provided by Seller, Auctioneer, any of their employees, officers, directors, agents or contractors, subagents or subcontractors.

Buyer Possession: Buyer will have possession at closing.

Buyer Agrees: Buyer agrees upon registration to bid, to the terms and conditions of this sale.

Registered Buyer

EXECUTED THIS _____ DAY OF _____ 2020

Signature

Signature

The Auctioneers are licensed in the State of Texas, regulated by the Department of Licensing and Regulation and are covered by a Recovery Fund administered by the Department. If you have any unresolved complaints notify: TDLR, PO Box 12157, Austin, Texas 78711 (512) 463-5522

