

**If you do not understand these terms or the bidding platform, DO NOT BID. Please give us a call. We can walk you through it & answer questions.**

Each property is offered under the specific terms provided in the purchase contract. Please read and review the contract thoroughly prior to bidding on any property.

A 10% buyer's premium will be added to the final bid. Auction can be contingent upon financing as long as Buyer has been pre-approved by their lender prior to bidding. Buyer can have an inspection contingency on offer, but property is **sold as is**. No other contingencies will be allowed by seller unless approved prior to offer. Buyer will put \$1,500 earnest money with offer. All offers subject to approval from the seller.

**Auction End Times:** O'Connor Auction Group Online Only Auctions are timed events. O'Connor Auction Group Online Only Auctions also have an auto extend feature. If there are any bids placed in the final 10 minutes of the item closing, the auction ending will be automatically extended 10 minutes from the time the bid was placed. Example: if an auction is scheduled to close at 6:00 PM and receives a bid at 5:59 PM, the close time will automatically extend to 6:09 PM. The auto-extend feature remains active until no further bids are received within a 10 minute time frame.

Auction company employees and/or the auction company may bid on auction items.

Acceptance of Bid Prices: Successful bidder(s) will be required to enter into a purchase agreement within 24 hours of the close of the auction. O'Connor Auction Group will e-mail documents to be executed and faxed or e-mailed back to O'Connor Auction Group within 48 hours of the end of the auction. Unless the auction is noted as "SELLING ABSOLUTE", the seller has the right to accept, counter or reject the final bid. Bidders will also sign an agency disclosure. Successful bidders not executing and returning contracts with down payment deposit within 48 hours will be considered in default.

Evidence of Title: Seller shall provide an owner's title insurance policy in the amount of the purchase price purchased.

Deed: Seller shall provide a Personal Representative.

Possession: Possession at closing. No exceptions.

Real Estate Taxes: All taxes will be prorated to day of closing using previous year's tax amount.

Easements: Subject to any and all easement of record.

Zoning: This property is subject to all state and local zoning ordinances.

Acreage: Parcel dimensions and acreages are based on legal descriptions.

Bidder Verification: The identity of all bidders will be verified, bidding rights are provisional, and if complete verification is not possible, O'Connor Auction Group will reject the registration, and bidding activity will be terminated. The seller and selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. Bidders agree to keep their username and password confidential as they are responsible for ANY and ALL activity involving their account. When using the web site you must obey any and all local state and federal laws. Violations will result in termination of web site use privileges.

Agency: O'Connor Auction Group, and its representatives are agents of the Seller.

Buyer's Agency: All buyers are responsible to notify auctioneers of any potential buyer's agency contracts in place before registration and bidding on the auction and no later than 24 hours prior to auction close.

NEW DATA, CORRECTIONS, and CHANGES: Please review prior to scheduled auction time to be aware of any changes, corrections, or additions to the property information.

Disclaimer & Absence of Warranties: All information in regards to this auction are subject to the terms and conditions outlined in the purchase agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation either expressed or implied, concerning the property is made by the seller or the auction company. All sketches and/or dimensions in any documents are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained on the website is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the seller or the auction company. Conduct of the auction and increments of bidding are at the direction of the auctioneer. All decisions of the auction company are final. Any dispute between auctioneers and buyers will be dealt with through arbitration in Waupaca County, Wisconsin. By bidding on the property at auction, buyer agrees to all terms and conditions set forth as well as those set at beginning of the auction.

We gather aggregate information from this website which may include but is not limited to: number of page visitors, most visited pages, any and all correspondence. By agreeing to these terms, you give O'Connor Auction Group permission to send marketing emails to the email address on the account.

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