

AUCTION TERMS AND CONDITIONS

1. This is a 10% BUYER FEE AUCTION. The high bid price plus a 10% BUYER FEE shall equal the total purchase price.
2. The sale will be subject to existing zoning, ordinances, roads, restriction of record, & easements of record. Real estate taxes for the year of closing will be prorated to the date of the closing. Seller will provide and arrange for all title evidence. Bob Hagemann Auction & Realty Service, LLC will prepare and provide contracts to be entered into the date of the auction. Seller will convey title by warranty deed free and clear of all liens and encumbrances.
3. Bob Hagemann Auction & Realty Service LLC have been contracted to offer this property at auction. The property is being offered "AS IS" and "WHERE IS" with no warranties to buildings, wells or septic systems. Requirements to meet DILHR's energy code are the responsibility of the buyer.
4. Down payment of earnest money of \$ 9,000.00 to be in the form of certified funds made payable to yourself and to be endorsed over to Bob Hagemann Auction & Realty Service LLC Trust Account if you are the successful bidder. Bank letter of Guarantee also required. This is to be tendered with the offer on the day of the auction.
5. All bidding is open and public. To bid during the auction, just raise your hand and call out your bid or instruct the auction team to do so on your behalf.
6. The successful highest bidder will be required to sign the State of Wisconsin standard WB-11 Residential Offer to Purchase immediately upon the conclusion of the bidding and tender the required earnest money deposit.
7. All offers subject to the seller's confirmation, the seller reserves the right to accept, reject, or counter any offer.
8. The sale will close on or before **6-15-16** at which time the purchasers will pay the balance of the purchase price.
9. The real estate agreement to purchase, and addendum, if any, that will be used for this sale will be available for review prior to the start of the auction.
10. Qualification for financing must be approved prior to sale. You are responsible for the cash at closing. Please do not enter into the bidding process unless you intend to purchase according to the terms and conditions of the sale.
11. Any announcements made by the auctioneer pertaining to this auction takes precedence over any printed information. Information in this brochure is from sources deemed reliable, but no warranty or representation is made to its accuracy. Any information on this auction is subject to verification and no liability for errors, omissions, or changes is assumed by Bob Hagemann Auction & Realty Service LLC or the sellers.
12. In the event of a tie bid, the auctioneer, at his sole discretion, has the right to re-open the bidding to determine the highest bidder. His decision will be final.
13. This property is being offered "AS IS" and "WHERE IS" condition without warranty of any kind expressed, or implied. We urge all bidders to inspect the property before the day of the auction. Real estate taxes and utilities will be prorated as of the date of closing.
14. When a property is offered, the highest bidder is contractually bound from the moment the auctioneer announces that bid, identifies the purchaser by bidder number or name, and announces the amount of the highest bid. In the event the buyer refuses to tender the earnest money deposit and sign the purchase agreements, the auctioneer may resell the property, using his sole discretion and the original buyer shall be responsible for any damages and expenses for resale and collection, including reasonable attorney's fees. The only condition under which the earnest money and prepaid closing fees shall be refunded is if the seller fails to confirm or accept the bid or is unable to deliver clear title. If buyer refused for any reason, the earnest money and prepaid fees will be forfeited.
15. This property is offered for sale to qualified purchasers without regard to the prospective purchaser's race, color sex, marital status, religion or national origin.
16. Note to Real Estate Brokers or salespeople: You must register your buyer 48 hours prior to sale with opening bid to be eligible for your commission.
17. BIDDER AGREES TO THE ABOVE TERMS AND CONDITIONS OF THE AUCTION PRIOR TO RECEIVING THE BID CARD. THESE TERMS AND CONDITIONS ARE MADE A PART OF THE OFFER TO PURCHASE.

**If you have any questions, please contact:
BOB HAGEMANN AUCTION & REALTY SERVICE, LLC
262-534-2134 OR 262-492-5125**

Signature: _____

Printed Name: _____

Date: _____

Witness: _____