



Online Auction Terms & Conditions

1. BUYER'S PREMIUM

An 5% Buyer's Premium will be added to the final bid price to determine the total Contract Sales Price.

2. ACCEPTANCE OF BID PRICES

This is an absolute auction with an opening bid of \$250,000. The high bidder will be declared the successful purchaser by the Auctioneer at the close of the auction. The winning bidder will receive a Contract for the Sale of Real Estate at Auction via DocuSign (email) shortly after bidding concludes.

A signed copy of the Contract must be returned to Central States Brokers and Auctioneers by 5:00 PM on Wednesday November 12th, 2025, via hand delivery, overnight delivery, or email.

The Contract is for Cash and includes no contingencies except for title delivery.

3. DOWN PAYMENT

A 10% non-refundable down payment of the total contract price is due within 48 hours of contract acceptance, payable to True Line Title – Mexico, Missouri.

Acceptable forms of payment include:

- Personal check
- Business check
- Wire transfer (instructions provided post-auction)

Failure to submit the down payment on time may result in default.

4. BIDDING

Once submitted, bids may not be withdrawn. All bidders are legally bound by their bid amounts.

5. BIDDING PROCESS

- Opens: Monday October 20, 2025 @ 1:00 PM (CST)
- Closes: Wednesday, October 29, 2025 @ 1:00 PM (CST)
- Opening Bid: \$250,000
- Bid Increments: \$2,500 up to \$300,000 and \$1,000 thereon.

Soft Close:

- If a bid is placed within the final minute on any property, bidding on all properties will automatically extend by 5 minutes.

6. TITLE

The Seller will provide the Buyer with an Owner's Policy of Title Insurance in the amount of the purchase price, at the Seller's expense.

Closing will be handled by True Line Title, Mexico, Missouri.

- Title company closing costs will be divided equally between seller and buyer.
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7. POSSESSION

Possession of the property will be delivered at closing.

8. CLOSING

Closing will occur on or before Friday November 21, 2025 at 3:00 PM CST, unless otherwise agreed to in writing.

Reasonable extensions may be granted for lender delays or title curative actions.

9. BUILDER WARRANTY / HOME PROTECTION PLAN

Property comes with one year builder warranty. Seller to provide home protection plan.

10. REAL ESTATE TAXES

Seller to pay 2025 real estate taxes.

11. INTERNET BIDDING DISCLAIMER

Central States Brokers and Auctioneers are not responsible for internet service interruptions or technical issues that may occur during the auction.

Bidders are encouraged to place bids early.

If assistance is needed, please contact:

 800-499-6774 or 660-621-2943 (Scott Martin)

 Acknowledgement

By registering and placing a bid in this auction, the bidder acknowledges and agrees to all of the terms and conditions outlined above.