

Introduction.

Selling 30.189 acres, more or less, improved with dwelling. The house has private water and septic.

1. \$20,000.00 down today, balance at settlement to be held by June 8, 2022.
2. Real Estate taxes will be pro-rated as of the date of settlement.
3. The 2% Realty Transfer tax on the sale price shall be paid by Buyer.
4. The Sellers reserve the right to reject any bid.
5. The property is being sold "AS IS".
6. Title shall be marketable—that is acceptable to a reasonable purchaser and free from defects or encumbrances. Seller will provide a Special Warranty Deed at settlement.
7. The successful bidder(s) will be required to sign a written Agreement of Sale today.
8. Buyer default – Downpayment will be retained as liquidated damages
9. The following personal property stays with the house: any personal property left on the date of closing.

Have available at sale:

1. Insurance policy—insured currently _____.
2. Tax information—approximately _____ per year.