

Pine Ridge Ranch Lot 73 Auction

Terms: Terms of the sale are cash. Successful bidders shall execute purchase agreements and deposit 10% earnest money on auction day with the balance due in certified funds at closing. Buyers should have financial arrangements secured prior to bidding. Seller reserves the right to refuse any and all offers.

Possession & Closing: Possession at closing on or before 8/10/2009.

Method of Conveyance: Seller will convey title to the property by General Warranty Deed subject to easements, rights and reservations of record. Title insurance will be furnished by the Seller to insure title in the name of the Buyer in the full amount of the purchase price. Title commitment will be available for review prior to the auction. A Title Commitment will be furnished by Powell Title & Escrow. Powell Title & Escrow will act as Closing Agent.

Conditions: Madden Brothers Frontier Realty, Newman Realty, Madden Brothers Auction and their agents believe the information contained herein to be true. No warranty is given either expressed or implied on any portions of this material. It is subject to errors, omissions and corrections. Purchaser is obligated to verify any and all facts and is buying the property "AS IS WHERE IS" relying solely upon their own inspections, accepting the transaction with guarantee only to free and clear title. Inspect to the extent deemed necessary and use your own judgment when bidding. Any announcements day of sale take precedence over all previously printed or advertised material. SALE OF PROPERTY IS NOT CONTINGENT UPON INSPECTIONS AFTER THE SALE, FINANCING OR APPRAISAL AND IS BEING SOLD "AS IS WHERE IS".

Agency Disclosure: Prospective Buyers are advised that all of the agents of Madden Brothers Frontier Realty, Newman Realty and Madden Brothers Auction are AGENTS FOR THE SELLER. PROPERTY IS SUBJECT TO PRIOR SALE.