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## Real Estate Auction Terms & Conditions

**United Country Real Estate – Arizona Property & Auction** and **The Larsen Company** is pleased to offer nine (9) exclusive lots within the premier mountain resort of Hidden Meadow Ranch Lodge & Club (“HMR”) near Greer, Arizona. These premium Charter Lots are offered in a bulk sale auction and present a one-of-a-kind lot portfolio purchase opportunity. The HMR Charter Lots will be offered at a live and on-site auction event with online bidding available on Saturday, November 3, 2018 at 12:00pm (MDT).

**Agency Disclosure:** United Country Real Estate - Arizona Property & Auction (“United Country”) and The Larsen Company are agents of the Seller. You can expect the real estate professionals from United Country and The Larsen Company to be helpful and honest to all parties.

**Auction Date and Location:** The auction will be held at Hidden Meadow Ranch on Saturday, November 3, 2018 at 12:00pm (MDT). Online bidding is available; pre-registration required.

**Auction Registration (On-site Bidders):** To register to bid on-site, bring a photo I.D. and a cashier’s check made payable to LAWYERS TITLE OF ARIZONA in the amount of \$25,000. The winning high bidder will provide its cashier’s check to the Escrow Officer in attendance as part of the Earnest Money Deposit. All non-winning bidders will retain their cashier’s checks for redeposit.

**Auction Registration (Online Bidders):** To register to bid online, please visit [UnitedCountryAZ.com](http://UnitedCountryAZ.com) and click on the ONLINE BIDDING link to register as an online bidder. As part of the approval process, BEFORE AUCTION DAY, online bidders are required to deposit \$25,000 by cashier’s check to LAWYERS TITLE OF ARIZONA. Please contact Liane Rhoton-Thomas (928-358-1159, [lianthomas@ltic.com](mailto:lianthomas@ltic.com)), Senior Escrow Officer at Lawyers Title of Arizona. *Online Bidding Disclaimer:* Under no circumstances shall Bidder have any kind of claim against United Country/The Larsen Company or anyone else if the internet service fails to work correctly before or during the auction.

**Bid Acceptance:** The real estate is being offered will be offered sold to subject to Trustee confirmation of the winning bid. Winning bidder will complete and sign the Real Estate Purchase Contract immediately upon being declared the winning bidder by the Auctioneer.

**Bidder & Property Information:** Bidder and property information has been prepared to help you in evaluating and bidding on the property. All information is available online at [UnitedCountryAZ.com](http://UnitedCountryAZ.com).

**Buyer Agent Participation:** A TWO-PERCENT (2%) commission will be paid to the licensed real estate broker/agent whose Buyer client closes escrow on the property. To qualify, the broker/agent must register their Buyer client and abide by all terms of the **Buyer-Agent Registration Form** (available at [UnitedCountryAZ.com](http://UnitedCountryAZ.com)) which must be received and acknowledged by the auction company prior to the auction event.

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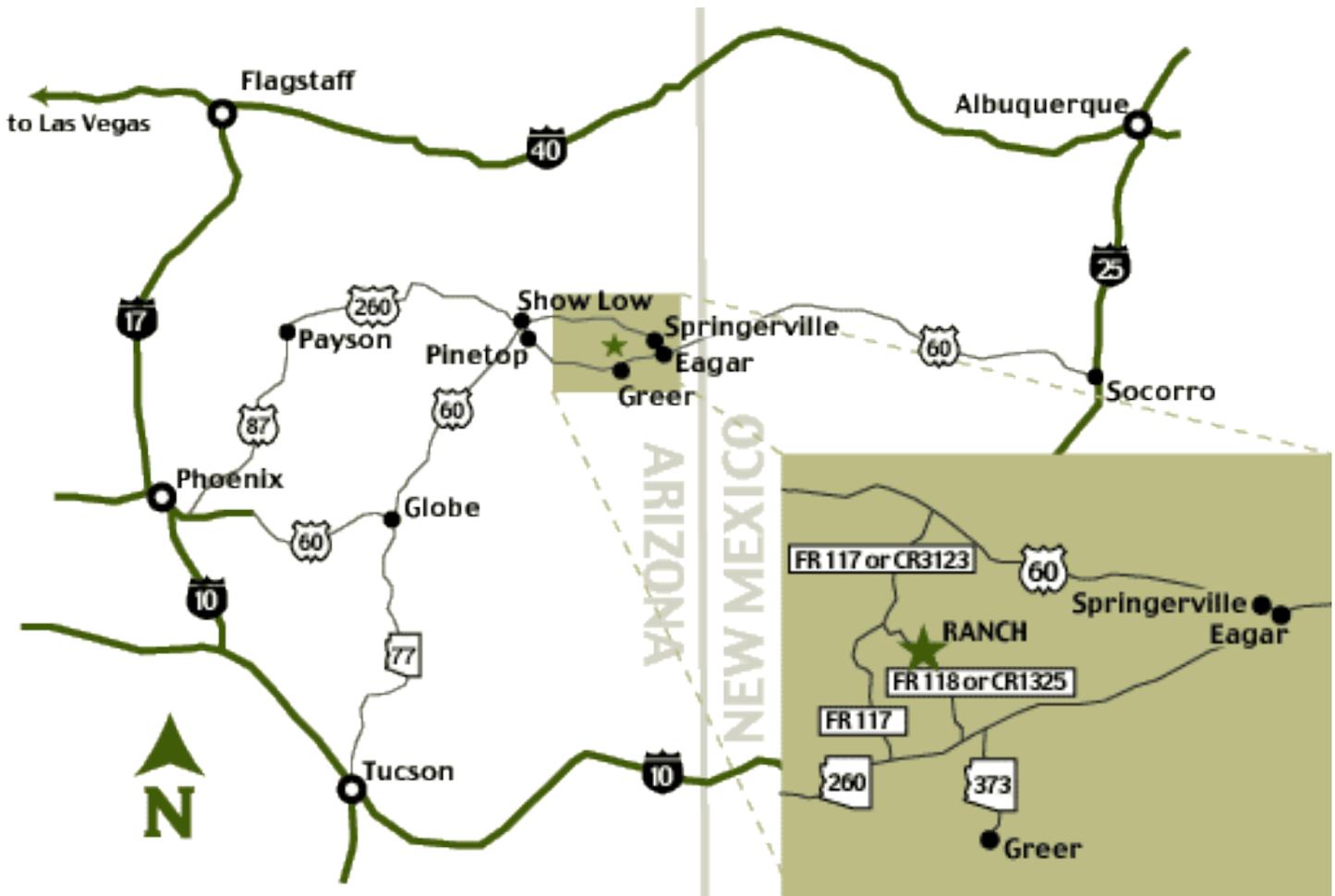
**Buyer's Premium:** A ten-percent (10%) Buyer's Premium (auction fee) will be added to the final bid price to establish the contract sale price.

**Caveat Emptor:** "Let the Buyer beware" that while every effort is made by the Auctioneer/Broker to provide accurate information, it does not accept responsibility for information presented. It is the responsibility of the Buyer and/or the Buyer's Broker/Agent to verify the accuracy of all information presented and conduct its own independent inspections, investigation and due diligence concerning the property to its satisfaction. When in doubt, check it out. Property sells "As-Is" with no warranties expressed or implied by the Seller. Property included in the sale is the real estate and improvements.

**Closing:** The balance of the Purchase Price (which includes the Buyer's Premium) is be due via a wire transfer or certified funds to the title company on or before **Monday, December 3, 2018**, which is the date of closing.

**Contingencies:** The final high bid on the property is irrevocable. The purchase IS NOT contingent upon financing nor appraisal, so be prepared to pay cash at closing or have arranged your financing prior to bidding. The purchase IS NOT contingent upon inspections post auction, so be sure you thoroughly inspect the property and obtain any information important to you prior to bidding.

**Directions:** From Phoenix, make your way to Pinetop, Arizona. Then travel east on Highway 260 about 33 miles, turn left (north) on County Rd 1325 for 4.1 miles, continue County Rd 1325/Forest Service Rd 118 for 2.4 miles, Hidden Meadow Ranch main entrance will be on left.



**Earnest Money Deposit:** Upon the conclusion of the auction, the winning high bidder will be required to make a NON-REUNDABLE Earnest Money Deposit of at least ten-percent (10%) of the total contract price. The \$25,000 cashier's check or wire transfer required for registration shall be relinquished for deposit to the title company. The balance of the Earnest Money Deposit is payable personal check, business check or bank wire to the title company.

**Miscellaneous:** Any announcements made on auction day take precedent and override all prior marketing or website statements. The decision of Auctioneer is final regarding all matters that arise before, during, and after the Auction. Auctioneer's discretion includes, but is not limited to, the auction method, bid-calling, bid increments, and determining the buyer. Unless otherwise disclosed, Seller may not bid on the Property. Bidder will not retract any bid. The exclusive jurisdiction and venue for any controversy or claim will be Maricopa County, Arizona.

**Possession:** Possession will be given at closing.

**Pre-Auction Offers:** The auction is subject to prior sale and pre-auction offers are welcome. The Seller reserves the right to accept a pre-auction offer and/or cancel the auction at any time prior to the opening of the auction.

**Property Preview and Inspection:** Join us at the property for public preview and inspection at the below listed dates and times. Learn about the auction bidding process, tour the property, and get your questions answered.

Friday, October 26 | 2:00pm - 5:00pm

Saturday, October | 11:00am - 2:00pm

Friday, November | 2:00pm – 5:00pm

Saturday, November | 10:00am – 12:00pm

**Sale Contract:** Bidder should carefully read and understand the Real Estate Purchase Contract before bidding at the auction, a copy of which is available for download at [UnitedCountryAZ.com](http://UnitedCountryAZ.com). The Property will be offered subject to the terms of the Purchase Contract, which is not negotiable, and no addition, deletion or revision will be permitted.

**Title Company:** Lawyers Title of Arizona will act as the escrow agent and provide the Buyer with an Owner's Title Insurance Policy at the Seller's expense providing the Buyer with good and clear title. The property will be conveyed by a Special Warranty Deed. Real estate taxes will be prorated to the day of closing. Escrow fee will be split evenly between Seller and Buyer. Seller will pay its customary closing fees with all other fees payable by the Buyer. Liane Rhoton-Thomas (928-358-1159, [lianethomas@ltic.com](mailto:lianethomas@ltic.com)), Escrow Officer at Lawyers Title of Arizona will handle the escrow.

**Liane Rhoton-Thomas**

Lawyers Title of Arizona

Escrow Officer

(928) 358-1159 Work

(928) 358-5424 Work

[lianethomas@ltic.com](mailto:lianethomas@ltic.com)

[lianethomas@ltic.com](mailto:lianethomas@ltic.com)

230 E. White Mountain Blvd.

Pinetop, AZ 85935

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**Questions?** We are just a phone call or email away! We want to help you understand the auction process and the property, so you are prepared to bid and buy at auction.

Thank you,

John Payne and Stewart Larsen

**John Payne - Auctioneer | Broker | Realtor**

AARE, CAI, CES, GRI Trained

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**Stewart Larsen - Auctioneer | Broker | Realtor**

Designated Broker

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