

INTRODUCTION & DISCLOSURES

This auction is being run and operated by Jennerjohn Realty, Auctioneering & Appraising LLC., which is a Auction & Real Estate Company. By participating in this auction, you are electing to be bidding on and possibly purchasing a property or personal property via an Auction Company and as sold to you via an Auctioneer. If you want to be utilizing the professional services of a Real Estate Broker, you should contact a Real Estate Broker licensed in the state in which the Property is located. The rules, services and obligations between auctioneers and realtors are very different. If you are unsure of which professional you wish to utilize, we suggest you consult an attorney. Barry Jennerjohn, the Auctioneer, and all other licensees employed by or associated with Jennerjohn Realty, Auctioneering & Appraising LLC or the Auctioneer, represent the Seller in the sale of this property. Each property has a Bidder's Packet, or Information Packet, which you must download before you will be permitted to bid on the property or personal property. This Packet is solely intended to provide interested parties with preliminary information only. Does not constitute an offer to sell and It is not a solicitation of offers. The delivery of this material to any person shall not create any agency relationship between said party and Jennerjohn Realty, Auctioneering & Appraising LLC. The information included herein is believed to be correct, but it is not guaranteed. No investigation or review by Jennerjohn Realty, Auctioneering & Appraising LLC. has been made as to its accuracy; some information furnished is from outside sources deemed to be reliable, but it is not certified as accurate by the Seller, Jennerjohn Realty, Auctioneering & Appraising LLC., or any of their affiliates. All information contained herein is subject to corrections, errors and omissions. All offers/bids must be based on the buyer's own investigation of any property or personal property offered herein and not on any representation made by the Seller, Jennerjohn Realty, Auctioneering & Appraising LLC, or other party. Neither Seller nor Jennerjohn Realty, Auctioneering & Appraising LLC. make any representation or warranty, express or implied, with respect to the property or personal property identified herein, and the property or personal property is being sold in an "AS-IS, WHERE-IS, WITH ALL FAULTS" condition except as specifically stated in a Purchase Contract. ALL OFFERS/BIDS ARE SUBJECT TO SELLER'S APPROVAL. All prospective purchasers are specifically advised to refrain from reliance on the information provided herein as a basis for making an offer/bid on the property or personal property. Prospective purchasers are encouraged to conduct a personal inspection of the property or personal property in which they contemplate purchasing. Persons desiring to inspect or examine the property or personal property, should be aware of any showing dates and times or may contact Tracy Jennerjohn at (920) 213-6813 or Barry Jennerjohn at (920)213-6812 or Jennerjohn Realty, Auctioneering & Appraising LLC at (920)731-4548 for information. Do not contact the Seller directly. The information herein is believed to be correct, but it is not guaranteed. No investigation or review by Jennerjohn Realty, Auctioneering & Appraising LLC. has been made as to its accuracy; some information is from outside sources deemed to be reliable, but it is not certified as accurate by the Seller, Jennerjohn Realty, Auctioneering & Appraising LLC. or any of their affiliates. All information contained herein is subject to corrections, errors and omissions. The recipient of this information and their agents acknowledge and agree that the examination of the information included is being conducted solely for the purpose of evaluating and in good faith their interest in submitting a bona fide offer/bid for the purchase of the property or personal property. The recipient further agrees that all information about the property or personal property which is not public record and was obtained through Jennerjohn Realty, Auctioneering & Appraising LLC. and the managing agent or agents, or the Seller for purposes of evaluating its interest in the purchase of the property or personal property, will be held confidential and will not be disclosed to any other party except those assisting or working with or for the recipient in connection with evaluating the property or personal property.

TERMS OF SALE

Properties or Personal Property may sell prior to Auction, or prior to the end of the Event, so contact Jennerjohn Realty, Auctioneering & Appraising LLC. at 920-731-4548 or Tracy at 920-213-6813 or Barry at 920-213-6812

AUCTION FORMAT: Jennerjohn Realty, Auctioneering & Appraising LLC. offers multiple Auction Formats, see below. Please see the Property details on www.jennerjohn.com or contact Jennerjohn Realty, Auctioneering & Appraising LLC. at 920-731-4548 or 920-213-6813 for the auction format.

* **LIVE AUCTION WITH RESERVE:** This is an "Open Outcry" WITH Minimum Bid/Reserve Auction offering. The Bidder may bid in one of three ways: 1.) Live, or in person at the auction; 2.) Via the telephone with Jennerjohn Realty, Auctioneering & Appraising LLC. or 3.) Via online bidding at www.jennerjohn.com. Regardless of which method the Bidder chooses to use, the Bidder must be registered prior to the beginning of the auction. For further details on bidding options, or on how to register as a Bidder, please contact Jennerjohn Realty, Auctioneering & Appraising LLC at 920-731-4548 or 920-213-6813

* **LIVE ABSOLUTE AUCTION:** This is an "Open Outcry" WITHOUT Minimum Bid/Reserve Auction offering. The Property or personal property will be sold to the Highest Bidder at the Auction, IF AND ONLY IF there are two or more active bidders at the Auction. The Bidder may bid in one of three ways: 1.) Live, in person at the auction; 2.) Via the telephone with Jennerjohn Realty, Auctioneering & Appraising LLC.; or 3.) Via online bidding at www.jennerjohn.com. Regardless of which method the Bidder chooses to use, the Bidder must be registered prior to the beginning of the auction. For further details on bidding options, or on how to register as a Bidder, please contact Jennerjohn Realty, Auctioneering & Appraising LLC. at 920-731-4548 or 920-213-6813

* **ONLINE AUCTION WITH RESERVE:** This is an Online WITH Minimum Bid/Reserve Auction offering. The Bidder may bid in one of two ways: 1.) Via online bidding at www.jennerjohn.com; or 2.) Via the telephone with Jennerjohn Realty, Auctioneering & Appraising LLC representative. Regardless of which method the Bidder chooses to use, the Bidder must be registered prior to the beginning of the auction. For further details on bidding options, or on how to register as a Bidder, please contact Jennerjohn Realty, Auctioneering & Appraising LLC at 920-731-4548 or 920-213-6813.

* **ONLINE ABSOLUTE AUCTION:** This is an Online WITHOUT Minimum Bid/Reserve Auction offering. The Property or personal properties will be sold to the Highest Bidder at the Auction, IF AND ONLY IF there are two or more active bidders at the Auction. The Bidder may bid in one of two ways: 1.) Via online bidding at www.jennerjohn.com; or 2.) Via the telephone with Jennerjohn Realty, Auctioneering & Appraising LLC. Regardless of which method the Bidder chooses to use, the Bidder must be registered prior to the beginning of the auction. For further details on bidding options, or on how to register as a Bidder, please contact Jennerjohn Realty, Auctioneering & Appraising LLC.

* **THE REAL ESTATE EVENT:** This is not an auction. This is a "Sales Event" in which the Seller will consider offers for a limited time only. The Bidder may make offers/bids in one of three ways: 1.) Online at www.jennerjohn.com; 2.) Via the telephone with a Jennerjohn Realty, Auctioneering & Appraising LLC.; or 3.) By submitting a Purchase Contract. Regardless of which method the Bidder chooses to use, the Bidder must be registered prior to making an offer/bid. For further details on bidding options, or on how to register as a Bidder, please contact Jennerjohn Realty, Auctioneering & Appraising LLC.

DOCUMENTS: A Bidder's Information or Property Information, has been assembled and includes various materials, which are available for you to view. This information is available for all prospective Bidders by request via telephone or can be downloaded online at www.jennerjohn.com. The receipt and review of the information is required prior to bidding. Seller and Jennerjohn Realty, Auctioneering shall not be liable for any inaccuracy contained in any reports furnished to Bidders originating from third party

experts. In addition, all information contained in any brochure and all other auction-related materials, such as the information, is subject to, and shall be superseded by, a Purchase Contract executed by the successful Winning Bidder immediately following the conclusion of the Auction.

AGENCY DISCLOSURE: Buyer acknowledges that Jennerjohn Realty, Auctioneering & Appraising LLC, and all licensees employed by or anyone associated with Jennerjohn Realty, Auctioneering & Appraising LLC, represent the Seller in the sale of this property.

PROPERTY DISCLOSURES / INSPECTIONS: Upon registering to be a prospective Bidder, the Bidder acknowledges the subject property is being sold on an "AS-IS, WHERE-IS" basis, and that the Seller and Jennerjohn Realty, Auctioneering & Appraising LLC make no representations or warranties as to the property condition except as described in a Purchase Contract. Prospective Bidder's personal inspection, and inspection by qualified experts prior to the auction or end of the Event, is encouraged. Prospective Bidders and parties inspecting property on behalf of the prospective Bidder assume all risk associated with any inspection of the property.

PURCHASE CONTRACT: A Purchase Contract is a real estate Offer to Purchase or Purchase & Sale Agreement or Contract to Purchase drafted by a licensed Broker or Auctioneer or Attorney in the state in which the Property is located.

AUCTION PROCEDURE - REQUIREMENTS FOR PLACING OFFERS/BIDS: Upon registering as a prospective Bidder, the prospective Bidder acknowledges that if he/she is the successful Winning Bidder, they agree to the terms and conditions listed in the approved Auction Addendum to Offer included in the information, as well as the Purchase Contract.

EVENT PROCEDURE - REQUIREMENTS FOR PLACING OFFERS/BIDS: Upon registering as a prospective Bidder, the prospective Bidder acknowledges that if he/she is the successful Winning Bidder, they agree to the terms and conditions listed in the approved Event Addendum to Offer included in the information, as well as the Purchase Contract.

EARNEST MONEY REQUIREMENT: Total earnest money to be 5% of the negotiated purchase price/successful high bid or \$500, whichever is greater. Upon registering as a Bidder, the Bidder acknowledges the earnest money submitted is NON-REFUNDABLE if Bidder defaults on the purchase of the property, per the terms of the Purchase Contract.

- If Bidder is bidding LIVE, in person, at the Auction, Bidder must register at the live Auction prior to the start of the Auction. Bidder must show evidence of earnest money ready to be submitted immediately after becoming the successful Winning Bidder. These funds are to be in the form of a cashier's or certified check made payable to "Jennerjohn Realty, Auctioneering & Appraising Trust Account". The successful Winning Bidder will be required to execute the Purchase Contract and submit their earnest money at the conclusion of the Auction. If Seller rejects the high bid, the earnest money collected from the Winning Bidder at the Auction will be immediately returned to that Winning Bidder upon notification of the Seller's rejection of high bid.

- If Bidder is bidding via telephone with Jennerjohn Realty, Auctioneering & Appraising LLC, Bidder must submit a deposit of \$500 to Jennerjohn Realty, Auctioneering & Appraising Trust Account prior to bidding via one of three ways: 1.) Place an authorization and hold on a major credit card (MasterCard or Visa; 2.) Wire transfer to Jennerjohn Realty, Auctioneering & Appraising LLC, 3.) Deliver cashier's or certified check to Jennerjohn Realty, Auctioneering & Appraising LLC. The successful Winning Bidder will be notified by Jennerjohn Realty, Auctioneering & Appraising LLC and must then execute the Purchase

Contract and submit the balance of the earnest money, if any, via wire transfer or cashier's/ certified check to Jennerjohn Realty, Auctioneering & Appraising LLC within 48 Hours after the conclusion of the Auction. If Bidder chose to place a hold on a credit card, Bidder must submit the earnest money in full via wire transfer or cashier's/ certified check to Jennerjohn Realty, Auctioneering LLC within 48 hours after the conclusion of the Auction; the credit card hold will be released once the earnest money is received by Jennerjohn Realty, Auctioneering & Appraising LLC.

- If Bidder is bidding via online at www.jennerjohn.com, Bidder will be required to place an authorization and \$500 hold on a major credit card (MasterCard or Visa) in order to receive approval to bid. The successful Winning Bidder will be notified by Jennerjohn Realty, Auctioneering & Appraising LLC and must then execute the Purchase Contract and submit the full amount of earnest money required via a wire transfer to Jennerjohn Realty, Auctioneering & Appraising LLC within 24 hours after the conclusion of the Auction. The credit card hold will be released once the earnest money is received by Jennerjohn Realty, Auctioneering & Appraising LLC.

* If Bidder is submitting a Purchase Contract for the property prior to or after the Auction or Sales Event, the earnest money in full shall accompany the Purchase Contract.

Those Bidders who are not the successful Winning Bidder during the Auction will have their funds returned or the authorization and hold on their credit card removed within 24 hours following the Auction.

CLOSING DATE: Winning Bidder and Seller agree that the closing date for the subject property will be within 30 days of the Auction date, unless otherwise agreed to in writing by Winning Bidder and Seller.

BUYER'S FEE:

*Auction Property: Winning Bidder agrees to pay a "Buyer's Fee", which shall be added to the negotiated purchase price/successful high bid and will be inserted in the Purchase Contract as part of the Total Purchase Price. See the Property details on www.jennerjohn.com or contact Jennerjohn Realty, Auctioneering & Appraising LLC for the amount of the Buyer's Fee.

*Personal Property Online Auctioning: Winning Bidder agrees to pay a "Buyer's Fee", of 10% shall be added to the negotiated purchase price/successful high bid and will be added to the high bid as part of a total purchase price. See the details on www.jennerjohn.com or contact Jennerjohn Realty, Auctioneering & Appraising LLC.

REALTOR®/BROKER PARTICIPATION: A standard co-broke commission in the amount of 1.75% of the negotiated purchase price/successful high bid can be earned by the Real Estate Broker acting as a Buyer's Broker, whose Buyer closes on the property as agreed upon in the executed Purchase Contract. To earn the co-Broke commission, the Broker must submit a Broker Participation Form. The Broker shall be deemed to have earned the commission only if all conditions listed on the Broker Participation Form are met.