SALE DAY ANNOUNCEMENTS

Harold Wolfe Estate

Wolfe Garage Business Liquidation

7161 E. Andrew Johnson Hwy, Whitesburg TN 37891

August 1, 2020

**REAL ESTATE:** Situated in the Third Civil District of Hamblen County TN, being a certain tract or parcel of land and garage/shop building located at 7161 E. Andrew Johnson Hwy, Whitesburg TN 37891 containing 1.874 acres more or less and being more particularly shown as and described as Lot 1 & 2 of W G Broyles Subdivision, Map 019,Parcel 037.00 further described in Deed Book 146, Page 496 recorded in the Hamblen County TN Register of Deeds Office

Situated in the Third Civil District of Hamblen County TN, being a certain tract or parcel of land located at E. Andrew Johnson Hwy, Whitesburg TN 37891 containing 0.997 acres more or less and being more particularly shown as and described as Map 019,Parcel 036.01 further described in Deed Book 400, Page 486 recorded in the Hamblen County TN Register of Deeds Office shall be offered at public auction.

**BIDDING:** All bidding is open to the public. As used in these conditions of sale the term “the final bid” means the highest bid acknowledged by the auctioneer, and the term “purchase price” means the sum of the final bid and the buyer’s premium. The highest bidder acknowledged by the auctioneer shall be the buyer. The auctioneer has the right to reject any bid. In the event of any dispute between bidders, the auctioneer may determine the successful bidder or re-offer and resell the property in dispute. Should there be any dispute after the sale; record of final sale shall be conclusive.

**INSPECTION:** All property is sold “As Is, With All Faults.” Descriptions are provided as a service to customers only and do not constitute a warranty, either expressed or implied. Hurst Real Estate & Auction disclaims all responsibility for physical condition. All buyers are responsible for prior inspection of properties on which they bid, and by bidding are deemed to have so inspected the property. Placing a bid on the offered property, whether in person, or by agent, by written bid, telephone bid or other means, constitutes an agreement by bidder to these conditions of sale. For residences built prior to 1978, buyer waives the right to a 10 calendar-day opportunity to conduct a risk assessment or inspection for the presence of Lead-Based Paint and/or Lead-Based Paint Hazards. Square footage dimensions and acreage are approximate and should be independently verified prior to bidding. Hurst Real Estate & Auction, its agents and subagents, and the sellers assume no liability for errors or omissions in this or any other property listing or advertising or promotional/publicity statements and materials. All information and dimensions were derived from sources believed to be correct, but are not guaranteed. Buyers shall rely on their own information, judgment, and inspection of the property. All auction day announcements take precedence over any previously printed material or any other oral statements made.

**BUYERS PREMIUM:** A 10% buyer’s premium will be added to the final bid to obtain the final purchase price

**REAL ESTATE TERMS:** 10% down of Total Purchase Price with signed contract today, balance due at closing in 30 days or less. A 10% buyer’s premium will be added to your bid for the final purchase price. The tracts will be offered separately and as a whole. A 10% group fee will be added when grouping tracts together. This property is being sold subject to all matters recorded in the Hamblen County TN, Register of Deeds Office, including but limited to, roadways, right of ways, easements, utilities, setbacks, health department limitations and regulations, restrictions, etc.Sale of the property is not contingent upon the buyer obtaining financing. Taxes shall be prorated between buyer and seller at closing. The property has utility electric & well water, septic information was requested from the TDEC office but no records were found. Seller has no knowledge of any environmental issues for the property. Buyer will pay all recording fees and any loan expenses. A local Title Company will close the sale. There will be a small closing fee charged to both the buyer and the seller by the Title Company.

**PERSONAL PROPERTY TERMS:** Paid in full day of sale by Cash, Check, Credit/Debit Cards. A 10% Buyers Premium will be added to your bid price to determine the final sales price of each item purchased. A 3% convivence fee will be added when paying by Credit/Debit Card

**PARTS:** Online Only Auction for the parts will begin August 2, 2020 and ends August 13, 2020

**REMOVAL:** Buyer of Misc. Tractor & Truck Parts (outside) shall have all items removed from property by August 21, 2020