



CONTRACT FOR SALE AND PURCHASE
216 South 4th Street, Suite A, Gadsden, Alabama 35901 - PHONE: (800) 476-3939

PROPERTY:

- _____ **Property 1:** Union Camp Rd: 328± Acres, Crescent City, Putnam County, FL
- _____ **Property 2:** Huntington Rd: 89± Acres, Crescent City, Putnam County, FL
- _____ **Property 3:** Citron Ave: 51± Acres, Crescent City, Putnam County, FL
- _____ **Property 4:** Beulah Church Rd: 16± Acres, Crescent City, Putnam County, FL

PARTIES: HARRIS FERN HOLDINGS, LLC (“**SELLER**”) and _____ (“**PURCHASER**”)

ADDRESS: _____

PHONE: _____ **EMAIL:** _____

Hereby agree that the Seller shall sell, and the Purchaser shall buy the following property (Real Estate) upon the following terms and conditions:

I DESCRIPTION

The following Exhibits will be attached to and made part of CONTRACT FOR SALE AND PURCHASE:

- A) Terms and Conditions of Sale: See attached “Exhibit A”
- B) Tax Map: See attached “Exhibit B”

II HIGH BID PRICE _____ acres @ \$ _____ per acre).....\$

Buyer’s Premium (10% of High Bid Price)\$

Total Contract Price (High Bid Price + Buyer’s Premium)\$

Down Payment (10% of the Total Contract Price)\$

Balance Due at Closing.....\$

THE PROVIDING OF FINANCING IS NOT A CONTINGENCY OF THIS ALL CASH CONTRACT. IT IS AGREED AND UNDERSTOOD THAT THIS OFFER IS PURSUANT TO A PUBLIC AUCTION AND IS IRREVOCABLE AND CANNOT BE WITHDRAWN BY PURCHASER.

AGENCY DISCLOSURE

NAME OF LISTING COMPANY: TARGET AUCTION & LAND CO., INC. **NAME OF SELLING COMPANY:** _____

THE LISTING COMPANY IS AN AGENT OF: SELLER THE SELLING COMPANY, IF ANY, IS AN AGENT OF: PURCHASER

If a name is not entered, no broker commission will be paid.

III CLOSING DATE: This transaction shall be closed by Title America Real Estate Closings located at 10448 Old Saint Augustine Road, Jacksonville, FL 32257 Contact Person: John Gullett (904) 262-6400 john@titleamerica.us and the deed and other closing papers delivered on or before **Monday, January 13th, 2020**, unless extended by provision of the contract. If closing is delayed by actions or lack of actions of Purchaser after the scheduled closing date or extended closing date the Purchaser will forfeit all of his/her down payment will be retained by Seller and Target Auction & Land Co., Inc. as liquidated damages being unable to be determined in advance. Any breach of the terms of this Agreement by Purchaser, the Escrow Agent is expressly authorized and instructed to disburse the down payment without the requirement

Purchaser(s) Initials _____ **Seller(s) Initials** _____

of any further writing or agreement of the parties. No fees will be charged, nor damages applicable for an extension when closing is delayed by Seller or Seller's Title Company/closing agent and/or Seller's Surveyor. TIME IS OF THE ESSENCE.

IV RESTRICTIONS: EASEMENTS: LIMITATIONS: The Purchaser shall take title subject to: zoning, homeowners associations, restrictions, prohibitions and other requirements imposed by government authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record; and any other items of record.

V TYPEWRITEN OR HANDWRITTEN PROVISIONS: Typewritten or handwritten provisions inserted herein or attached hereto an addendum shall control all printed provisions of Contract in conflict therewith, provided that such inserted provisions bear the initials of Purchaser and Seller denoting acceptance of and agreement to the modification.

VI PRORATIONS: General real estate taxes, rents, security deposits, condominium assessments, maintenance charges, Insurance premiums advanced by Seller for permanent insurance and any other similar items shall be adjusted ratably as of the time of closing. Seller shall pay prorated real estate taxes at closing.

VII TITLE INSURANCE: As a condition precedent to disbursement of the sale proceeds Title America Real Estate Closings shall be prepared to issue its Owner's Title Insurance Policy in the amount of the purchase price (i.e., the Total Contract Price), showing title in Purchaser, subject to matters an accurate survey would reveal and the general title exceptions contained in owner's title Insurance policies used by its underwriter. Said property is sold and is to be conveyed subject to mineral and mining rights not owned by the undersigned Seller and subject to present zoning classification. Conveyance by Seller to Purchaser shall be by Warranty Deed, consistent with any limitations as set out in this contract.

VIII POSSESSION DATES: Possession shall be given subject to any existing lease(s) and possession is not authorized before closing. See Terms and Conditions of Sale (Exhibit A) for specifics.

IX COMMISSION: The commission payable to the agent in this sale is not set by the Area Board of Realtors, Inc. but is negotiable between the Seller and the Agent in this contract, the Seller agrees to pay Target Auction & Land Co., Inc. as agents & Auctioneers, a sales commission in the amount agreed upon in a separate written contract of the total contract price for negotiation of this sale. No commission will be paid by Purchaser.

X CONDITION OF PROPERTY: Property and all systems and appliances are purchased "As Is". Neither Seller nor Target Auction & Land Co., Inc. makes any representations or warranty of any kind as to the condition of subject property.

TARGET AUCTION & LAND COMPANY, INC. further makes no warranty or representation regarding the environmental condition of the subject property. It is the sole responsibility of the Purchaser, at Purchaser's sole cost, risk, and expense to make whatever environmental or physical or engineering searches, inspections or assessments that Purchaser in its discretion deems advisable prior to purchasing the property.

THIS IS A LEGAL BINDING CONTRACT AND IS NON-TRANSFERABLE

Executed by Purchaser on December 12th, 2019

Executed by Seller on December 12th, 2019

PURCHASER

SELLER: HARRIS FERN HOLDINGS, LLC

TARGET AUCTION & LAND COMPANY, INC.

BY: _____

RONALD HARRIS

ITS: PRESIDENT

BY: _____

DEWEY JACOBS

ITS: PRESIDENT, CEO & FLORIDA BROKER #3214661

Purchaser(s) Initials _____

Seller(s) Initials _____

"EXHIBIT A"

PRELIMINARY TERMS AND CONDITIONS OF SALE

Online Auction: 512± acres | 5 Separate Tracts

Crescent City, Putnam County, FL

Bidding ends Thursday, December 12, 2019

TARGET AUCTION & LAND COMPANY, INC. ("Auction Company"/"Auctioneer") has a contract with **Harris Fern Holdings, LLC**, (Hereinafter referred to as the "Seller"), to offer at auction **5 Tracts** of land (Union Camp Rd: 328.68± Acres, Huntington Rd: 89.84± Acres, Citron Ave: 51.72± Acres, Beulah Church Rd: 16.85± Acres, and Jones Rd: 25.76± Acres) ("Property"), located in **Crescent City, Putnam County, Florida**. The property will be selling with reserve subject to seller's approval.

THE PROPERTY IS BEING SOLD AS-IS AND WITH NO CONTINGENCIES

A 10% BUYER'S PREMIUM WILL BE ADDED TO THE WINNING BID TO DETERMINE THE TOTAL PURCHASE PRICE

OFFERING:

The properties will be bid by the acre and offered individually as follows:

Property 1: Union Camp Rd: 328.68± Acres, Crescent City, Putnam County, FL

Property 2: Huntington Rd: 89.84± Acres, Crescent City, Putnam County, FL

Property 3: Citron Ave: 51.72± Acres, Crescent City, Putnam County, FL

Property 4: Beulah Church Rd: 16.85± Acres, Crescent City, Putnam County, FL

Property 5: Jones Rd: 25.76± Acres, Crescent City, Putnam County, FL **Sold/No longer available**

1. TERMS OF SALE

- A. This is a CASH SALE with a TEN PERCENT (10%) down payment based on the Total Contract Price for the Property due by 4:00 pm CT on Friday, December 13th, 2019. The remaining balance due at closing within 30 days. The Contract for Sale & Purchase ("Sales Contract") shall be executed on auction day immediately after being declared the winning bidder ("Purchaser"). This sale is not contingent upon the Purchaser's ability to obtain financing. No credit cards will be accepted.
- B. Any person bidding on behalf of another person or entity must have a valid, legally enforceable, unexpired, Power of Attorney approved by Auctioneer before the being approved to place bids.
- C. By submitting a bid in the name of a business entity or corporation, the individual submitting the bid has the authority to bid and enters into a guaranty agreement whereby s/he personally guarantees payment of the bid amount.
- D. A 10% Buyer's Premium will be added to the final bid to determine the Total Contract Price paid by the Purchaser.
- E. If for any reason the Purchaser fails or refuses to execute the Sales Contract and/or deposit the required funds immediately after being confirmed the Purchaser, the Seller reserves the right to declare the bidder's rights forfeited, may resell the property and Seller reserves the right to pursue specific performance.
- F. No personal property will be conveyed with the real estate.
- G. Possession of property will be at closing.
- H. All bidding is by the acre.
- I. SURVEY: The property has not been surveyed for the Auction and will be conveyed by existing legal description. Should Purchaser desire any survey work, it will be at Purchaser's option and expense, and will not affect the closing. If a survey shows a greater or lesser amount of acreage, the contract price will not be adjusted.

2. PROPERTY DISCLOSURES

- A. The Property is selling subject to all matters contained in the Title Commitment (which is available for review) including all restrictions, zoning, encroachments, rights-of-way, easements of record, and any other items of record.
- B. Seller will convey all mineral, gas or oil rights applicable to the Property owned by Seller, if any.
- C. The property is selling "AS IS, WHERE IS".
- D. Property 5: 25.76± Acres on Jones Road is SOLD and is no longer available for bidding/purchase.

Purchaser(s) Initials _____

Seller(s) Initials _____

3. PROPERTY INFORMATION

- A. The Property will be conveyed by Warranty Deed free and clear of all liens and encumbrances subject to any liens and encumbrances contained in the Sales Contract and the Title Commitment.
- B. The Property is selling "AS IS, WHERE IS" and the SALES CONTRACT IS NOT CONTINGENT upon, any state of facts an updated survey or personal inspection of the Property may reveal, any existing or proposed rights-of-way, prior reservation or conveyances, restrictive or protective covenants, easements, encroachments, rights or claims of parties in possession, zoning, building codes, permits, governmental agencies regulations, environmental conditions (including but not limited to wetlands, riparian, or littoral rights), flood zones, zoning or subdivision regulations, hazardous materials, water rights or water access, mineral rights or reservations, leases or tenancies, and subject to all title exceptions as set forth in the Title Commitment.

4. PROPERTY INSPECTION

- A. It is the Purchaser's sole responsibility, before bidding, to 1) inspect the Property and the immediate surroundings, and to be satisfied as to its condition prior to bidding; 2) review all Property information; 3) independently verify any information deemed important including, but not limited to, information available in public records; and 4) inquire of public officials as to the applicability of and compliance with land use laws, zoning, building codes, health, sanitary, safety and fire codes, any environmental laws and regulations, and any other local, state or federal laws and regulations.
- B. All information contained in any and all promotional materials, including, but not limited to, square footages, acreage, dimensions, zoning, maps, taxes, income, etc., was provided by the Seller and is believed to be correct; however, neither the Seller nor the Auction Company makes any guarantee or warranty as to the accuracy or completeness of such information. Neither the Seller nor the Auctioneer is required to update any information.
- C. Any work performed by a potential bidder or on behalf of a potential bidder is solely at the expense and responsibility of the potential bidder.
- D. Purchaser and/or Purchaser's Agent/Broker shall bear the responsibility to confirm all information relevant to the Property prior to bidding.

5. REGISTRATION & BIDDING DETAILS

- A. Bidder must complete the required online registration found on the Property's bid page on www.targetauction.com.
- B. Bidder must be approved by Auction Company.
- C. The required TEN PERCENT (10%) down payment amount shall be held in a non-interest-bearing account by and delivered via wire to Title America Real Estate Closings (wire instructions will be provided) as outlined in 1 A above.
- D. Any bid/offer made by a bidder shall be binding on the bidder.
- E. The Purchaser shall execute and return to Auction Company a completed Sales Contract on auction day. The fully-executed Sales Contract shall control all Terms and Conditions of Sale and constitute the entire agreement between Purchaser and Seller. NO CHANGES TO THE TERMS OF THE SALES CONTRACT WILL BE PERMITTED.
- F. **MaxBids** that are placed on the online bidding platform are private; however they can be seen by Auctioneer. Auctioneer reserves the right to bid on behalf of the Seller (on reserve auctions) up to the reserve amount.

6. CLOSING

- A. **Closing shall be completed on or before Monday, January 13th, 2020.** The balance of the Total Contract Price is due at closing. The closing will be completed by Title America Real Estate Closings located at 10448 Old Saint Augustine Road, Jacksonville, FL 32257 Contact Person: John Gullett (904) 262-6400 john@titleamerica.us. It is the Purchaser's responsibility to schedule your closing.
- B. The proceeds due from the Purchaser at closing shall be delivered via wire transfer to Title America Real Estate Closings.
- C. **Seller** will pay for preparation of the deed, title exam/commitment and prorated real estate taxes. **Purchaser** will be required to pay all other closing costs, including but not limited to title insurance policy, survey fees, recording fees, state tax stamps, attorney's fees, wiring fees and loan/financing fees, if any, etc. Real estate taxes will be prorated the day of closing.
- D. If Purchaser is obtaining a loan to finance the Property purchase, Purchaser agrees not to use any lender that restricts the selling agent's fees, commission, or any expense money that is due Auctioneer. It is the Purchaser's responsibility to inquire in advance of loan application/commitment with lender about any fee restriction to the Seller's agent. This sale is not contingent upon Purchaser's ability to obtain financing.

Purchaser(s) Initials _____

Seller(s) Initials _____

7. DEFAULT

It is agreed by all parties that in the event the Purchaser fails to close and pay his/her balance when due, Seller and Auction Company reserve all rights allowed by law and the Sales Contract, including a suit for damages, specific performance or cancellation of the transaction, with the Seller to retain the Down Payment. In the event of any breach of the terms of this Agreement by Purchaser, escrow agent is expressly authorized and instructed to disburse the Down Payment without the requirement of any further writing or agreement of the Seller and/or Purchaser. Any action taken after Purchaser's default shall be solely at the Seller's option with all costs incurred by Seller being reimbursed by the Purchaser. If any legal action is required to enforce this agreement, or to collect any fees or costs earned or advanced pursuant thereto, the Seller or Auction Company shall be entitled to recover any and all costs of such action, including, but not limited to, the expenses and court costs of the action and a reasonable attorney's fee. This agreement shall be interpreted under the laws of the State of Alabama and the venue and jurisdiction for any action filed in relation to this agreement shall be in the state courts sitting in Etowah County, Alabama.

8. AUCTIONEER'S AGENCY DISCLOSURE

The Auctioneer is acting exclusively as the agent for the Seller in this transaction and is to be paid a fee by the Seller pursuant to a separate written agreement between Seller and the Auction Company. The Auctioneer is not acting as an Agent in this transaction for the Purchaser. Any third party Buyer Broker is not a Subagent of Auction Company.

9. DISCLAIMER

- A. Personal on-site inspection of the Property is recommended and bidders are advised to independently verify all information they deem important. This Property is being sold "as is, where is" and "with all faults". The Seller, Auctioneer, and/or Auction Company have not made, do not make and will not make, and hereby disclaim any representation or warranty, whether expressed or implied or statutory, whether oral or written, with respect to the Property, including, without limitation, any warranty as to their value, condition, suitability, merchantability, marketability, operability, tenant ability, habitability, zoning or subdivision regulations, income, mineral rights, environmental condition, soil condition, sink holes or percolation, compliance with any building code, safety and health codes, or other governmental agency rules or regulations, or fitness for a particular use or purpose. No guarantees are given as to the availability of utilities or accesses or the permitted or allowable uses on the Property.
- B. Neither the Seller, its attorneys, Escrow Agent, any broker, nor the Auction Company shall be liable for any relief including damages, rescission, reformation, allowance or adjustments based on the failure of the Property, including, but not limited to, amount of square feet, acreage, zoning, and environmental or hazardous conditions to conform to any specific standard or expectation, or any third party documents or information.

10. EQUAL OPPORTUNITY CLAUSE

All bidding is open to the public. The Property is available to qualified Purchaser(s) without regard to race, color, religion, sex, familial status, national origin, or physical handicap.

11. AUCTIONEER'S NOTE

- A. All decisions of the Auctioneer are final as to the methods of bidding, disputes among bidders, increments of bidding and any other matters that may arise before, during, or after the auction. Auctioneer reserves the right to deny any person to participate in the auction.
- B. All announcements made auction day supersede any prior oral or written statements. The Seller reserves the right to add to or delete all or a portion of the Property prior to commencement of the bidding, by gavel of Auctioneer, for that lot or portion of the Property, before or at the auction. Auction Company may, at its discretion, change or modify any part of the Sales Contract or terms of sale at any time prior to execution of Sales Contract without further notice to any bidder or Purchaser.

12. LIABILITY

ALL PERSONS WHO ATTEND THE SALE OR VIEW PROPERTIES DO SO AT THEIR OWN RISK. NEITHER THE SELLER AND/OR TARGET AUCTION COMPANY NOR ANY OTHER PERSON CONNECTED WITH THE SALE ASSUME ANY LIABILITY LEGAL OR OTHERWISE, FOR ANY ACCIDENTS WHICH MAY OCCUR. TARGET AUCTION COMPANY IS ACTING AS SELLING AGENT ONLY.

13. SIGNATURES

Electronic Signatures and Facsimiles shall serve as valid authority for this document and all documents pertaining thereto.

Purchaser(s) Initials _____

Seller(s) Initials _____

14. COUNTERPARTS

This contract may be executed in counterparts, each of which is deemed an original and together constitute one document.

By signing below, each Purchaser(s) and Seller(s) acknowledge that: this 'Exhibit A' consists of four pages, has read and understood same; these terms are made a part of the CONTRACT FOR SALE AND PURCHASE.

Executed by Purchaser(s) on December 12th, 2019

Executed by Seller on December 12th, 2019

SELLER: HARRIS FERN HOLDINGS, LLC

PURCHASER

BY: _____

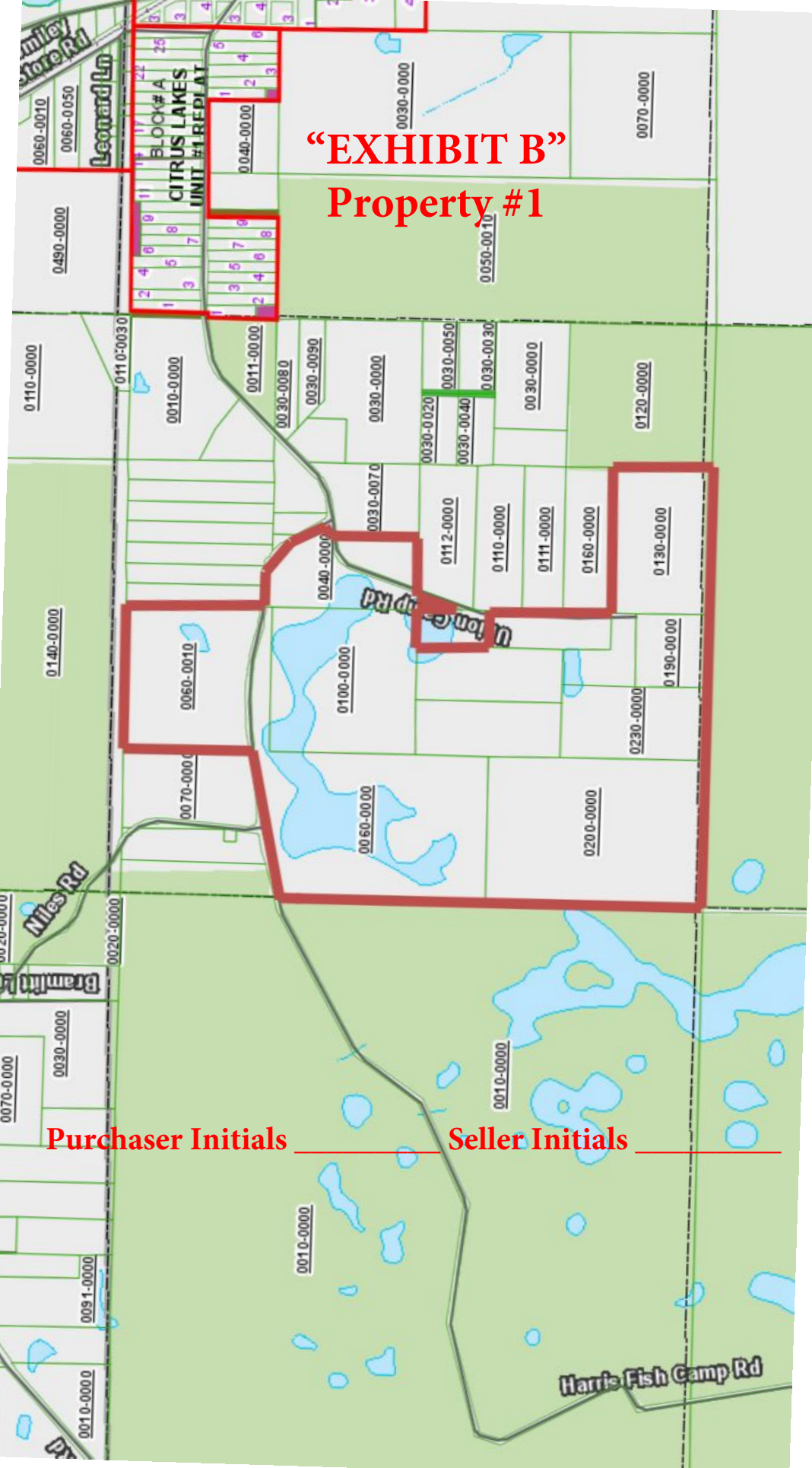
RONALD HARRIS

ITS: PRESIDENT

Purchaser(s) Initials _____

Seller(s) Initials _____

**“EXHIBIT B”
Property #1**



Purchaser Initials

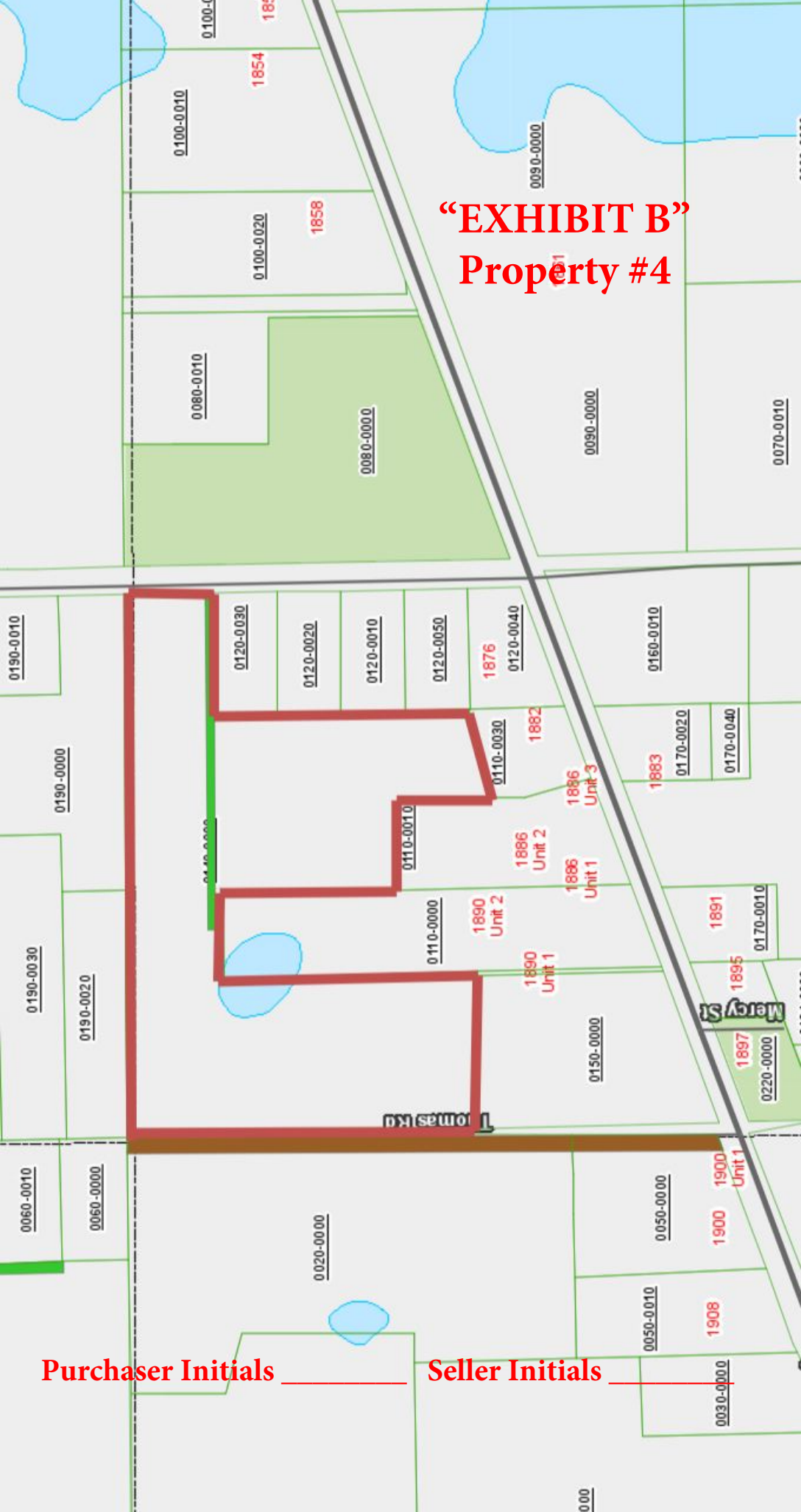
Seller Initials



**“EXHIBIT B”
Property #3**

Purchaser Initials _____ **Seller Initials** _____

**“EXHIBIT B”
Property #4**



Purchaser Initials _____

Seller Initials _____

Down Payment

The 10% Down Payment is due by 4 p.m., Friday, December 13th and must be wired to the title company using the instructions on the following page.

Closing Attorney/Title Company Information

The down payment and the balance due to close the Property will be payable to the Closing Attorney/Title Company.

**Closing must be completed on or before
Monday, January 13th, 2020**

This is your contact for closing questions and to schedule your closing date:

Title America Real Estate Closings

10448 Old Saint Augustine Road
Jacksonville, FL 32257

Contact: John Gullett

(904) 262-6400
john@titleamerica.us

Purchaser(s) Initials _____

Seller(s) Initials _____