

Terms & Conditions

Property: 217 Big Smith Branch Road, Sassafras KY 41759

Bid Online: Bid.NoelAuctioneers.com

Auction Schedule (Eastern)

- Auction Starts: Monday, July 6, 2026, at 7:00 PM (EST)
- Auction Ends: Friday, July 17, 2026, at 7:00 PM (EST)
- Private showings: By appointment
 - Primary Contact — **Jonathan Noel**, Owner/Auctioneer — 859-612-9175 jonathan@noelauctioneers.com

Terms & Conditions

On-Line Only Commercial Real Estate Auction

- Sells to the **highest bidder with seller confirmation**.
- Proof of funds or letter of good standing emailed to Jonathan@NoelAuctioneers.com 48 hours prior to auction end date.

Buyer's Premium

- **10%** added to the high bid to determine the **contract price**.
 - Example: \$1,000,000 high bid + 10% BP = **\$1,100,000 contract price**.

Earnest Money / Deposit

- **10% of the contract price, non-refundable** (except as stated in the purchase agreement if seller cannot convey marketable title).
- Due **within 24 hours**.
- Winning bidder must **sign the purchase agreement immediately** after the auction (electronically).

Closing

- **On or before 30 days after the auction** (target: **on or before Friday, August 14, 2026**).
- Balance due at closing. **No financing, appraisal, or inspection contingencies**.
- **2026 Real estate taxes** prorated as of closing per local practice.
- Seller to convey **marketable title** by customary deed; any liens/delinquent taxes satisfied by Seller at or before closing.
- Buyer pays their customary closing costs.

Bidder Verification

- All bidders must register with Noel Auctioneers & Real Estate Advisors. Bidders must submit proof of funds or pre approval letter prior to being approved to bid.
- Identities will be verified; if we cannot verify identity, bidding approval will be denied.

Technical Issues

- If a server, software, or internet failure occurs, the Auctioneer may extend, suspend, or close bidding. Registered bidders will be notified by email.

Property Condition & Disclaimers

- Property sells **AS-IS, WHERE-IS, with all faults**, and **no warranties** (express or implied).
- Information is believed accurate but **not guaranteed**.
- **It is the bidder's responsibility** to inspect the property and verify all information.
- **Auction-day announcements take precedence** over any printed or advertised material.

Legal Venue

- Any disputes shall be resolved in a court of competent jurisdiction in **Knott County, Kentucky**.

Contact Noel Auctioneers & Real Estate Advisors

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Website: www.NoelAuctioneers.com