Auction Information

1.) Auction is 11/15/2026.

2.) Offers can be made prior to the sale, but they won't be considered till the day of auction. *Buyer premium still applies. See below for more information.

3.) You **must** be prequalified or have proof of funds to bid on the real estate. You will be asked for this prior to getting a bid number.

4.) Reserve is $255,000 Property will be sold somewhere between the low and high of its market value. If it does not sell at auction, it will be rolled over into a conventional listing starting at market high.

5.) Non-Refundable Deposit of $12,750.00

- A 5% non-refundable deposit will be due the day of auction, after hammer drop. If there is a failure to provide funding on the day of closing the deposit will not be refunded. The deposit will go towards payment of the house at closing.

6.) Buyer Premium
- 8% of net sale price (example: Real Estate Sells for $330K, Buyer's premium is an additional $26,4000)
- Can be cash or included in conventional loan amount.

7.) The property is being sold "AS IS"
- No inspections after the day of sale.
- No contingencies.

Inspections

*Inspections are only permitted now up to 11/14/2026.

8.) Buyers agents must be registered 24 hours prior to the sale. (By November 14th @ 1PM)