

# COUNTRY BOYS AUCTION & REALTY, INC

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This sale is being conducted by Country Boys Auction & Realty, Inc. for the United States Bankruptcy Court. The property is being sold subject to the terms and conditions of the "Offer to Purchase and Sale Agreement" a copy of which is included in this sales package. Please take a few moments to review this agreement prior to time of sale. This sale is subject to Court confirmation. There is NO BUYERS PREMIUM on this sale. The highest bid is the selling price. There is NO UPSET BID PERIOD, after the close of sale today.

The successful bidder will be required to sign a copy of the "Offer to Purchase and Sale Agreement" and provide a 10% deposit for the property immediately following the sale. This deposit is a portion of the selling price, the remaining 90% of the selling price will be due at closing.

Country Boys Auction & Realty, Inc. strives to provide the most accurate information available, however the information included in this package is intended for general information purposes only. The information has been provided to us by various outside sources and public information platforms as reliable; however, neither the Trustee, Country Boys Auction & Realty, Inc., nor its Brokers, associates and employees are responsible for the validity or accuracy of any of this information and furthermore hold themselves harmless for the same. Country Boys Auction & Realty, Inc., its Brokers, affiliates, and employees are acting as agents for the Seller and have no dual agency representation. It is the sole responsibility of the buyer to inspect the property and do any and all research necessary prior to time of sale.

Announcements day of sale take precedence over all other information be it advertised, displayed, or conveyed.

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