

Estate Sale

SALE AGREEMENT OFFER TO PURCHASE

DATE:

LOCATION OF PROPERTY:

The Buyer(s) herein hereby offers(s) to purchase, and the Seller agrees to sell, subject to the terms and conditions herein, all that plat, piece or parcel of land described above for the purchase price and terms set out herein.

Purchase Price: \$ _____ Deposit: \$ _____ Balance: \$ _____
Buyer(s) Name: _____ or assigns
Seller(s) Name: _____

This property is being sold with the following terms, conditions, and stipulations of fact:

1. The property is being sold subject to all matters of tax, title, zoning, and survey.
2. All real property and any buildings, fixtures or other improvements on the property are being sold without warranty, "as is and where is." The Buyer(s) has the duty and obligation to inspect the property prior to bidding.
3. All property is being sold subject to NC General Estate Statutes.
4. The sale is subject to a (10) day upset bid period.
5. Any rental proceeds or other income generated by the property shall be prorated between the Seller and the Buyer(s) as of the day of closing.
6. The Buyer will close on the sale of the property within (30) days of the date of confirmation by the court.
7. In the event of a breach of this Purchase Contract by the Buyer, the Buyer shall be responsible for paying all costs of resale, including, but not limited to, any decrease in the resale price, all advertising expenses, all attorney's fees and expenses incurred in connection with the breach of this Purchase Contract and the subsequent resale of the subject property. The Seller(s) is authorized to retain the deposit for application to the damages for such breach.
8. The Buyer(s) have read this Purchase Contract and agree to the terms and conditions contained herein.

Agent: _____
Michael V Gurkins or Dewey M Dunn
Country Boys Auction & Realty, Inc.
1211 W. 5th Street, Washington, NC 27889 (252)946-6007
mgurkins@countryboysauction.com or ddunn@countryboysauction.com

Buyer(s) Signature(s): _____

Buyer(s) Address: _____

Buyer(s) Phone: _____

Buyer(s) email: _____

Seller(s) Signature(s): _____

Seller(s) Address: _____

Seller(s) Phone: _____

Seller(s) email: _____