How to Be Ready, Willing, and Able to Bid

Before auction day, all bidders should make sure they are fully prepared to buy. A "ready, willing, and able" buyer is someone who has taken the necessary steps in advance and is prepared to complete the purchase if declared the winning bidder. A ready, willing, and able buyer is a bidder who has inspected the property, completed their own due diligence, understands and accepts the terms of sale, has the required funds or bank documentation for the earnest money, and is prepared to close without relying on a financing contingency.

Your Auction To-Do List

1. **Visit the property**
Look at the property for yourself. Walk it, inspect it, and decide whether it meets your needs. Try to see it prior to auction day. You may visit this property **during open hours tours only**. Tour dates and times will be listed at GTAuctions.com.

2. **Do your homework**
Review all available information, including the terms of sale, any online materials, maps, surveys, and other property information. Decide for yourself what the property is worth to you.

3. **Be satisfied before you bid**
The property sells AS IS, WHERE IS, so you should bid only after you have satisfied yourself as to the condition, suitability, and value of the property.

4. **Understand that bidding is not contingent on financing**
If you are the winning bidder, you will be expected to sign the contract and pay the earnest money immediately. The sale is not contingent upon obtaining financing. If financing is needed, arrangements should be made in advance of the auction.

5. **Be financially prepared**
You must be prepared to pay the earnest money immediately upon being declared the successful bidder. Under the terms, the earnest money is 10% of the Final Contract Price, due immediately upon the property being pronounced: "SOLD." There are no exceptions.

6. **Bring acceptable earnest money documentation. Acceptable earnest money is:**
   - your check accompanied by a current bank letter stating funds are available. There are no exceptions.

7. **Bring proper identification**
A valid driver's license or other government-issued photo ID is required to complete your bidder registration smoothly.

8. **Understand the full cost of buying. Be sure you understand that:**
   - A 12% Buyer's Premium will be added to the high bid to establish the Final Contract Price.
   - Survey and closing costs are paid by the Purchaser.
   - Closing will be handled by the designated closing attorney and title company.

9. **Be prepared to close on time**
The winning bidder must close within the stated closing period. Earnest money is non-refundable if the Purchaser fails to close within 40 days unless there is an extension requested **by the seller, in writing**.

10. **Listen for auction-day announcements**
Any announcements made from the auction stand take precedence over prior printed materials, online advertising, or earlier oral statements.

Other Items of Interest

Remote Bidding May Be Available

Remote bidding will require being in touch with Granger Thagard stating your intention NO LATER THAN September 10, 2026. You will be required to deposit $150,000 with the escrow account of Gene Gray, the closing attorney, NO LATER THAN September 15, 2026, with any balance due to Gene Gray's escrow account within 24 hours post-auction. If you are NOT the winning bidder, your funds will be returned to you on or before September 22, 2026. The purchaser's deposit will be credited toward the closing. The closing date can be no later than October 28, 2026. If the purchaser has not closed by this date, earnest funds are non-refundable UNLESS an extension has been requested by the seller, in writing.

Personal Property

Furnishings remain with the real estate. This does not include any personal property of a tenant with an active lease at closing date.

Right of Withdrawal

The Seller and Auctioneer reserve the right to withdraw the property from the auction for any reason and at any time prior to the commencement of bidding, including the Seller's acceptance of an offer made outside the the auction process. Any offer in advance of auction event to be considered for acceptance will be under the auction terms provided by the Auctioneer and on the Auctioneer's purchase agreement. The Auctioneer may cancel the auction without liability to any registered bidder, prospective purchaser or any other party. Notice of such cancellation shall be provided by posting on the Auctioneer's official website and may be supplemented by other reasonable means of communication as time permits.