

REAL ESTATE AUCTION

2500 sq. ft. residence sitting on 3.9 acres; 2 bedroom, 2 full baths; jacuzzi-kitchen-dining-den with wood burning fireplace (gas insert); 3 additional out buildings. Home of Ms. Doris Claunch Russell, former activity director for Columbia Counsel on Aging.

Saturday, April 28, 2018 • 11:00 A.M.

Sale Site: 1059 Hwy 843, Kelly, LA

Open House Sunday, April 22, 2018 • 2-4:00 p.m.



Nominal Opening Bid \$25,000 - 7% Buyers Premium

10% down day of auction; balance due at closing in 30 days.

Complete Terms & Conditions available sale day or online.

Keith Babb #124
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Dusty Taylor #836
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TERMS AND CONDITIONS

Registration at the auction confirms your agreement to the terms and conditions of sale as stated in the sale day notes, which are incorporated by reference into your bidding. **DO NOT BID** unless you have registered, received a Bidder's Card and Sale Day Notes and have read and agreed to be bound by the terms of sale and the Sale Day Notes as they are enforceable against you upon bidding.

All properties are sold **AS IS, WHERE IS** with no financing, inspection, or other contingencies to sale. Babb-Taylor Auction Group represents the Sellers only and does not inspect properties on bidder's behalf. Read the Sale Day Notes to determine the existence of any disclosures, exclusions, representations, and disclaimers. Do not bid if you have not inspected the property(s). By bidding you agree to all disclosures. All measurements are plus or minus and all improvements located on the property are sold **AS IS** without warranty as to their condition neither expressed nor implied and subject to any redhibitory defects.

Each high bidder will make a 10% nonrefundable deposit per property immediately following auction. Cash, cashier's check, and personal checks are accepted. If you are a resident/citizen of a country outside the U.S., certified funds (bank check, wire transfer, certified checks) are required for the down payment and closing. The balance of the purchase price and all closing cost are due at closing within 30 days. If for any reason Seller does not perform or accept the terms of the Contract, the sole remedy shall be the return of Buyer's deposit.

Current year's property taxes will be prorated as is customary. This property sells subject to Seller confirmation on sale day. The Seller is highly motivated and has every intention of selling.

The Auctioneer makes no representation or warranty expressed or implied, as to the accuracy of the information contained herein. Information submitted is subject to errors and omissions, although information has been obtained from sources deemed reliable.

Bidding starts at the nominal Opening Bid(s) indicated and is open to the public. The Auctioneer will call the sale and control any increments of bidding. To make a bid, raise your hand or Bid Card to be recognized. The bidding usually takes less than 3 minutes for each property. Any mistakes during bidding as to who has the high bid and/or at what price may be called to the Auctioneer's attention and corrected. The Auctioneer is the sole arbiter and controller of the conduct of the auction and shall be the final authority without liability to any party.

Your inspection of the property(ies) and attendance at this auction are at your own risk. Auctioneer and Seller, their agents and employees, expressly disclaim any "invitee" relationship and shall not be liable to any person for damage to their person or property while in, on or about these properties, nor shall they be liable for any defects, dangers, or conditions on the property(ies). All persons enter the property(ies) and attend the auction at their own risk and shall defend, indemnify, and save harmless Auctioneer or Seller, their agents and employees, from any and all liability attendant thereto.

Buyers must conduct their own due diligence and investigation of each property and must also investigate the suitability of each parcel prior to making a bid and purchase at the auction. Buyers must rely solely upon their own investigation and not any information provided by the Seller or Auctioneer. Failure of a Buyer to be fully informed on the condition of a property will not constitute grounds for any claim adjustment or right to cancel sale. Transfer of title will be by Act of Cash Sale with full warranty of title by act of sale form customarily used in Caldwell Parish, Louisiana with exception of warranty on improvements and acreage as stated above. Announcements made from the auction block will take precedence over any previous printed material or any other oral statements.

A 7% Buyer's Premium will be added to each high bid.

Open House: Sunday, April 22, 2018 from 2:00PM to 4:00PM.