



T. C. Luper and Company, Inc

And

Luper Auctions

REAL ESTATE AUCTION BIDDER INFORMATION

LOCATION OF PROPERTY & ON PREMISES AUCTION # 4203

- * 901 Gatling Dr. Winchester, VA 22602 (Frederick County)

DATE AND TIME OF AUCTION:

- * 1:00 pm Saturday February 24, 2024 On Premises
** *Watch or Call for Auction Location Announcements due to Bad Weather* **

AUCTION & BIDDING TERMS:

- * A \$15,000 Certified Funds Check or Bank Guarantee Letter for your Personal Check for the Earnest Money Deposit will be required to Register for the Auction. This Auction is Subject to Confirmation. Complete Terms & Conditions will be read at Start of Auction.
- * The Successful Bidder's Deposit will be deposited in T.C. Luper's Escrow Account on day of Auction/Sale or the First Business Day following the Auction. Such Earnest Money Deposit requirement is at the discretion of the Auctioneer.
- * Full Balance at Settlement by Cash or Certified Funds within 30 days after the date of Confirmation, with "Time being of the Essence". Should the successful Bidder default and not settle within the allotted 30 days, the successful Bidder will forgive and lose any and all rights to their Earnest Money Deposit.
- * **10% Buyers Premium applies to the Auction and will be added to the Successful Bid Amount for the Complete Purchase / Sale Price.**
- * **This Property is being SOLD "AS IS - WHERE IS" without any guaranty as to condition, zoning or use, With All Faults.**
- * A One Year "2-10" Home Warranty will be provided at Closing at the Sellers Expense.

ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.
ANY PROSPECTIVE PURCHASER SHOULD RESEARCH AND CONFIRM ALL PERTINENT INFORMATION
CONCERNING THIS PROPERTY

All information is derived from the best sources possible, however, each and every bidder should investigate and inspect the property to their own satisfaction and bid accordingly. Seller and Auction Company make no guaranties as to the property, it's condition, zoning, use or certificate of occupancy.

This Auction # 4203 is being Conducted by

T. C. Luper and Company, Inc. And Luper Auctions

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