



TERMS & CONDITIONS:

1. Real Estate to be sold at 12:00 Noon.
2. Bids accepted only from registered bidders. Come early for registration.
3. A **10% buyer's premium** shall be added to the high bid to determine final contract sales price on Real Estate.
4. All information provided by Auction company and Seller is deemed reliable but not warranted. Bidders should perform such independent investigation with respect to the property as they deem necessary or appropriate.
5. Property is being sold **"AS IS, WHERE IS."** Please inspect before bidding.
6. Announcements day of sale take precedence over all prior releases, verbal and written concerning this sale.
7. Auction company and its representatives represent the Seller.
8. Detailed terms and conditions will be provided on sale day.
9. A **\$10,000.00 deposit** per property shall be due and payable day of sale by cash, cashier's check, or pre-approved personal check accompanied by a bank letter stating "_____ is customer of our bank and the bank guarantees payment of checks written on account number _____ up to (specify amount) dollars for purchases at the auction being conducted by Col Tom Wolfe, Auctioneers, & Brokers, LLC on **June 8, 2006**. Balance due **July 10, 2006**.
10. Property being sold subject to confirmation of high bids.

COL TOM WOLFE
 Auctioneer/Broker VA311