

AUCTION TERMS AND CONDITIONS:

1) AUCTION DATE & REGISTRATION: The auction will be held Saturday, June 26, 2021 at 9AM on site located at 211 Meador Drive, Las Cruces, NM. Auction registration begins at 8:00 AM on-site.

TERMS OF SALE: The successful bidder will pay a non-refundable earnest money deposit of \$2,000.00. The earnest money deposit must be paid the day of the auction via cashiers check. The successful bidder shall execute a Purchase Agreement after being declared the successful bidder by the auctioneer. The property sells subject to all exceptions to title and other matters shown on the title commitment available for viewing at <http://www.zianet.com/nmlandman/Auction.htm>. The seller's interest will convey by General Warranty Deed. The 2021 taxes will be pro-rated at closing. The seller and purchaser shall split the closing fee. The seller will pay for and provide the owner's title insurance policy. Purchaser will be responsible for any and all cost associated with obtaining a loan and their recording fees. This is a cash offering not contingent on the buyer's ability to obtain financing. Closing will be handled by Las Cruces Abstract & Title Company.

2) TO BID:

CASH PURCHASE: Buyer must supply proof of funds for purchase price at time of registration and a \$2,000 earnest money cashier's check.

BANK FINANCING: Buyer must supply letter from bank at time of registration and a \$2,000 earnest money cashier's check.

AFTER BEING DECLARED THE SUCCESSFUL BIDDER:

BANK FINANCING/CASH: Buyer must put up the \$2,000 non-refundable earnest money in form of a cashier's check and sign a purchase agreement immediately after being declared the successful bidder. Closing must occur by July 23, 2021.

3) OPEN HOUSE: The property is available for inspection by appointment with Dan Delaney Real Estate, LLC, 575-647-5041 or 575-644-0776.

4) BUYER'S NOTE: Personal on-site inspection of the property is strongly recommended. **THE PROPERTY WILL SELL "AS IS – WHERE IS" WITH NO WARRANTIES EXPRESSED OR IMPLIED.** Information was gathered from reliable sources and is believed to be correct as of the date this information is published; however, the information set forth herein has not been independently verified by seller, broker nor auctioneers. Its accuracy is not warranted in any way. There is no obligation on the part of seller or the auctioneer to update this information. All announcements made at the auction take precedence over all other advertising. There is no obligation on the part of the seller to accept any backup bids in the event the high bidder fails to perform.

5) AUCTION PLATS & PHOTOS: Auction plats and photos have been compiled from existing legal descriptions and plats, but are not guaranteed for complete accuracy. Buyer to independently verify all information provided herein.

6) AGENCY DISCLOSURE: Dan Delaney Real Estate, LLC represents the seller in the sale of this property as a Transaction Broker.

7) For information and to view all associated documents, visit our web site www.zianet.com/nmlandman/auction.htm or call Dan Delaney Real Estate, LLC at 575-647-4041 or 575-644-0776.