

## **Terms & Conditions**

**Property: 5745 Paris Road, Mt Sterling KY 40353**

**Bid Online: Bid.NoelAuctioneers.com**

## **Auction Schedule (Eastern)**

- Auction: Saturday, October 10, 2026, 10:30 AM (EST) – live on-site + simulcast online
- Open House / Preview:
  - Monday, September 28, 2026, 2:00 – 4:00 PM (EST)
  - Thursday, October 1, 2026, 2:00 – 4:00 PM (EST)
- Private showings: By appointment
  - Primary Contact - **Jonathan Noel**, Owner/Auctioneer - 859-612-9175 - jonathan@noelauctioneers.com

## **How to Register**

### **On-Site Bidders (auction day)**

- Bring:
  - Valid driver's license
  - Proof of funds or lender pre-approval letter

### **Online Bidders (required before auction)**

- Proof of funds or letter of good standing required **48 hours** prior to auction date.

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### **Absolute Auction**

- Sells to the **highest bidder regardless of price.**
- **Live on-site** with **internet bidding** available.

### **Buyer's Premium**

- **10%** added to the high bid to determine the **contract price.**
  - Example: \$250,000 high bid + 10% BP = **\$275,000 contract price.**

## Earnest Money / Deposit

- **10% of the contract price, non-refundable** (except as stated in the purchase agreement if seller cannot convey marketable title).
- Due **auction day** for on-site winners (personal or business check accepted).
- Due **within 24 hours** for online winners (wire).
- Winning bidder must **sign the purchase agreement immediately** after the auction (on-site or electronically).

## Closing

- **On or before 45 days after the auction** (target: **on or before Tuesday, November 3, 2026**).
- Balance due at closing. **No financing, appraisal, or inspection contingencies.**
- **2026 Real estate taxes** prorated as of closing per local practice.
- Seller to convey **marketable title** by customary deed; any liens/delinquent taxes satisfied by Seller at or before closing.
- Buyer pays their customary closing costs.

## Auction Method & Ending

- Live on-site with simultaneous online bidding.
- The auction continues until bidding activity slows. The Auctioneer will give “**fair warning**” to both live and online bidders before declaring **SOLD**.
- There is **no fixed ending time**; the Auctioneer has discretion to close bidding.

## Bidder Verification

- All bidders must register with Noel Auctioneers & Real Estate Advisors.
- Identities will be verified; if we cannot verify identity, bidding approval will be denied.

## Technical Issues

- If a server, software, or internet failure occurs, the Auctioneer may extend, suspend, or close bidding. Registered bidders will be notified by email.

## Property Condition & Disclaimers

- Property sells **AS-IS, WHERE-IS, with all faults**, and **no warranties** (express or implied).
- Information is believed accurate but **not guaranteed**.
- **It is the bidder's responsibility** to inspect the property and verify all information.
- **Auction-day announcements take precedence** over any printed or advertised material.

## Legal Venue

- Any disputes shall be resolved in a court of competent jurisdiction in **Montgomery County, Kentucky**.

## Contact Noel Auctioneers & Real Estate Advisors

- Primary Contact — **Jonathan Noel**, Owner/Auctioneer — 859-612-9175 [jonathan@noelauctioneers.com](mailto:jonathan@noelauctioneers.com)

Website: [www.NoelAuctioneers.com](http://www.NoelAuctioneers.com)