



PURCHASE and SALE AGREEMENT

I hereby acknowledge that I have this day purchased at public auction all that certain real property with improvements thereon located at 881 Oplinger Road, Allentown, PA 18106 in the Township of Lower Macungie, County of Lehigh, State of Pennsylvania, Tax Identification Number 547596069326-00001 in accordance with Alderfer Auction’s Bidder Terms and Conditions and additional terms listed below.

1. Purchaser(s): _____
Purchaser’s Mailing Address: _____

Telephone Number: _____ Email: _____

2. Seller(s): Ronald M. and Kathleen A. Caldarelli
Seller’s Mailing Address: _____

3. Property Address: 881 Oplinger Road, Allentown, PA 18106

4. Tax Identification Number: 547596069326-00001

5. Purchase Price (Auction Hammer + Buyers Premium = Total Sale Price)

Auction Hammer Price: \$ _____

Buyer’s Premium (10%): \$ _____

Total Sale Price: \$ _____

6. Deposit of Fifteen Thousand Dollars (\$15,000) in cash, certified or wired funds.

7. Settlement to occur on or before: December 6, 2023

8. The foregoing Conditions of Sale shall be taken and considered as the terms of agreement for the sale and purchase, respectively.

WITNESS, this day October 25, 2023

_____ SELLER

_____ SELLER

_____ BUYER

_____ BUYER

_____ WITNESS