



PURCHASE and SALE AGREEMENT

I hereby acknowledge that I have, on this day, purchased at public auction all that certain real property with improvements thereon located at 210 Buckwalter Rd., Phoenixville PA 19460 in Chester County, in the Township of Schuylkill, State of Pennsylvania, Tax Identification Number 27-05-0027 in accordance with Alderfer Auction's Bidder Terms and Conditions and additional terms listed below.

1. Purchaser(s): _____

Purchaser's Mailing Address: _____

2. Seller(s): _____

Seller's Mailing Address: _____

3. Property Address: __ 210 Buckwalter Rd., Phoenixville PA 19460 _____

4. Tax Identification Number: __ 27-05-0027 _____

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

Auction Hammer Price: \$ _____

Buyer's Premium: \$ _____

Total Sale Price: \$ _____

6. Deposit of Twenty Thousand Dollars (\$20,000) in cash, certified or wired funds.

7. Settlement to occur on or before: ____ December 30, 2025 _____

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 November 13, 2025,

SELLER

BUYER SSN _____

BUYER SSN _____

BUYER ADDRESS

TELEPHONE _____ EMAIL _____

WITNESS