



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 **21 Big Road, Zieglerville, PA 19492, in the Township of Lower Frederick, County of Montgomery, State of Pennsylvania, Tax Identification Number 38-00-02059-009** 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): Gloria J. Casale
Seller's Mailing Address: _____
3. Property Address: 21 Big Road, Zieglerville, PA 19492
4. Tax Identification Number: 38-00-02059-009
5. Purchase Price (Auction Hammer + Buyers Premium = Total Sale Price)
Auction Hammer Price: \$ _____
Buyer's Premium (8%): \$ _____
Total Sale Price: \$ _____
6. Deposit of Twenty Thousand Dollars (\$20,000) in cash, certified or wired funds.
7. Settlement to occur on or before: January 8, 2026
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 December 4, 2025,

SELLER
Gloria J. Casale

BUYER

BUYER

Buyer Telephone: _____ Email: _____

WITNESS