



## PURCHASE and SALE AGREEMENT

I hereby acknowledge that I have this day purchased at public auction all that certain real property with improvements thereon 3795 Rt. 202 Doylestown PA 18902, Buckingham Twp, County of Bucks of Pennsylvania, Tax Identification Number 06-010-118-001 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: \_\_\_\_\_ 3795 Rt. 202 Doylestown PA 18902 \_\_\_\_\_
4. Tax Identification Number: \_\_\_\_\_ 06-010-118-001 \_\_\_\_\_
5. Purchase Price (Auction Hammer + Buyers Premium = Total Sale Price)  
Auction Hammer Price: \$ \_\_\_\_\_  
Buyer's Premium: \$ \_\_\_\_\_  
Total Sale Price: \$ \_\_\_\_\_
6. Deposit of thirty thousand Dollars (\$30,000) in cash, certified or wired funds.
7. Settlement to occur on or before: \_\_\_\_\_ March 31, 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 February 12, 2026,

\_\_\_\_\_ SELLER

\_\_\_\_\_ BUYER SSN/DL \_\_\_\_\_

\_\_\_\_\_ BUYER SSN/DL \_\_\_\_\_

\_\_\_\_\_ BUYER ADDRESS

TELEPHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

\_\_\_\_\_ WITNESS