

## **AUCTION TERMS & CONDITIONS**

THE property of **Camp PAWE Inc** now being offered for sale under and subject to the following conditions and stipulations.

SAID property to be sold is **6469 Bushkill Falls Road including 558 acres or 24,306,480 sq. ft. more or less in the Townships of Lehman and Porter, County of Pike, in the Commonwealth of Pennsylvania with all the buildings and improvements and known as tax parcel #'s 183.00-01-01 & 173.00-01-04.**

SAID property is to be sold **WITH RESERVE** and is subject to confirmation of the seller. The seller reserves the right to reject any or all bids up to and until the property has actually been declared sold to a Buyer by the Auction Company. Should any dispute arise between two or more bidders, the property may, at the option of the Seller, be put up for sale again.

**BIDDING & DEPOSIT REQUIREMENTS:** To register to bid, bidder must present a form of identification and cash, certified, cashier's or bank check (or equivalent funds acceptable to Seller) payable to TRANZON ALDERFER in the amount of **\$25,000** BUYER or BUYERS shall pay down immediately after knockdown to TRANZON ALDERFER a deposit of **ten percent (10%) of the final sale price.** The difference between the 10% deposit and \$25,000 in certified funds can be paid with personal/business check. Said deposit to be held in the Escrow Account of TRANZON ALDERFER to conform with the Pennsylvania Real Estate License Law. Parties to sign an Agreement of Sale form accompanying these Conditions

**DOCUMENTS AVAILABLE:** Property description, legal description, plot plan and other information are available for review and inspection during the on-site inspections or by appointment. All information contained in the brochure and all other auction-related material is subject to and superseded by the Agreement of Sale.

**SETTLEMENT DATE:** Settlement is to be on or before **September 10, 2021** at which time the purchaser will pay the balance of the purchase price. Possession will be transferred upon recording of the deed. Taxes will be prorated to the day of closing.

**PROPERTY CONDITION:** The property is being offered for sale "AS-IS, WHERE-IS" and with all faults without warranty, expressed or implied, of any character, except for any warranties described in the Agreement of Sale. The sale is not contingent on mortgage financing, seller assistance, property inspection, radon inspection, water certification, septic inspection or termite inspection. Pursuant to local and federal disclosure laws, you are invited to perform lead based paint testing 10 days prior to the auction day as well as any other inspections of the property. To the extent the municipality in which the property is located requires any Certificate of Occupancy or similar certificate in connection with the conveyance of the property, it shall be bidder's responsibility to obtain same at its sole cost and expense, including the cost for repairs of any item required to obtain same, regardless upon which entity the law imposes such obligation. Bidder's complete inspection of the property prior to the submission of a bid is invited. Bidder understands that he will be relying solely on bidder's own information when bidding and that bidder has conducted sufficient due diligence to honor all bids, execute the Agreement of Sale, and close the

sale if bidder is the successful bidder for the property.

**AGENCY DISCLOSURE:** Tranzon Alderfer and all other licensees employed by or associated with Tranzon Alderfer represent the Seller in the case of this property. The information provided herein is provided for the convenience of those that might be interested in the property, however the Seller or Tranzon Alderfer makes no representation or warranty as to zoning descriptions or like matter. Any prospective Purchaser may wish to perform their own due diligence and information searches. Tranzon Alderfer is acting as a licensed Pennsylvania auctioneer in this matter and although references may be made to Pennsylvania Real Estate License Law and there may be certain conformity with that law, it is purely voluntary on behalf of the auctioneer.

Notwithstanding the above, it is understood and agreed between the parties, that Tranzon Alderfer is also a licensed real estate broker in accordance with the laws of the Commonwealth of Pennsylvania and in the event that the property is sold in accordance with those laws as opposed to auction laws, Tranzon Alderfer by agreement of the parties, may also in its capacity as a real estate broker be complying with the Pennsylvania Real Estate Commission laws and regulations.

**BROKER PARTICIPATION:** A two percent (2%) co-op fee will be paid to the licensed real estate broker whose prospect purchases and closes on the property. Co-op fees are only paid if the broker's client closes the transaction and Tranzon Alderfer receives its commission. **To qualify for a co-op fee, the real estate broker must be a properly licensed real estate broker, register\* the prospect with Tranzon Alderfer by fax at 215-799-0766 or email at saralyn@tranzon.com no later than 5:00 pm EST on the business day prior to the auction closing, inspect the property with the prospect and sign-in with the prospect during a scheduled on-site inspection, and attend the auction with their prospect.** The Broker Acknowledgement Form must be signed by the prospect and received by Tranzon Alderfer by the deadline above. No agent will be recognized on a prospect who has previously contacted or been contacted by the Sellers or Tranzon Alderfer representatives. No co-op fees are paid if the agent or a member of his immediate family is participating in the purchase of the property. In its sole discretion, Tranzon Alderfer may require proof that the agent is serving only as broker and not as a principal.

**DISCLAIMER:** Information contained herein is believed to be correct to the best of auctioneer/agent's knowledge but is subject to inspection and verification by all parties relying on it. Sellers, their representatives and auctioneer/agent shall not be liable for inaccuracies, errors, or omissions. All square footage and other dimensions are approximate. This offering is subject to prior sale and may be withdrawn, modified or cancelled at any time without notice. This is not a solicitation or offering to residents of any state where this offering is prohibited by law.

*Tranzon Alderfer, is a member company of Tranzon, L.L.C., is independently owned and operated, and uses the Tranzon name by license from Tranzon, L.L.C., which is not conducting or otherwise involved in this auction.*

\*Request a Broker Acknowledgement Form by calling the Tranzon Alderfer office (1-800-577-8845) or download it from our website ([www.tranzon.com](http://www.tranzon.com)), property #AL61221A