



PRELIMINARY CONTRACT FOR SALE AND PURCHASE

216-A S 4th St, Gadsden, AL 35901 (800)476-3939

PROPERTY: A tract of land consisting on approximately 78.71± acres with frontage on Nick Davis Road in Athens, Limestone County, AL having a Limestone county tax parcel number of 09 01 11 0 000 002.3002 (hereinafter referred to as "Property").

SELLER: DAVIS PRESERVE, LLC (hereinafter referred to as "Seller")

PURCHASER: _____ (hereinafter referred to as "Purchaser")

ADDRESS: _____

PHONE: _____ **EMAIL:** _____

AUCTION COMPANY: Target Auction & Land Co., Inc., through its Alabama Broker, Dewey Jacobs (hereinafter referred to as "Auction Company")

Both the Seller and the Purchaser hereby agree that the Seller shall sell, and the Purchaser shall purchase the following Property upon the following terms and conditions within this Contract For Sale And Purchase (hereinafter referred to as "Sales Contract"):

PURCHASE PRICE

EXAMPLE ONLY USING THE STARTING BID

High Bid Price		\$650,000.00
Buyer's Premium (12% of High Bid Price)	+	\$ 78,000.00
Total Contract Price (High Bid Price + Buyer's Premium)		\$728,000.00
Deposit (10% of the Total Contract Price)	-	\$ 72,800.00
Balance Due at Closing (on or before Monday, November 24, 2025)		\$655,200.00

EXHIBITS - The following exhibit(s) will be attached to and made part of the Sales Contract:

- A. Survey: See attached (hereinafter referred to as "Exhibit A")

THE PROPERTY IS BEING SOLD AS IS, WHERE IS WITH ALL FAULTS.

THIS IS A CONTINGENCY-FREE SALES CONTRACT AND IT IS NOT SUBJECT TO THE PURCHASER OBTAINING FINANCING.

REAL ESTATE AGENCY DISCLOSURE

Listing Company: Target Auction & Land Co., Inc., through its Alabama Broker, Dewey Jacobs, AL #5060. The Listing Company is an agent of the Seller.

Buyer Agent Company: _____ If no company/name is entered, no commission will be paid. The Buyer Agent/Broker is an agent of the Purchaser. Compensation will be paid at closing in the amount outlined in the Broker Compensation Form. The Buyer Agent Company is an agent of the Purchaser.

1. TERMS OF SALE

- The Property will be offered through an online auction selling subject to Seller's confirmation of bid. The Seller reserves the right to sell the Property in any manner they so desire. The bidding opens Thursday, October 16, 2025, and concludes Thursday, October 23, 2025, at 11:00 am CT, subject to auto-extend.
- Online bidder registration is required for approval to bid. No advance registration amount is required to bid.
- The Sales Contract must be executed on auction day immediately after being declared the winning bidder.
- A twelve percent (12%) buyer's premium will be added to the high bid to determine the total contract price paid by the Purchaser.
- A ten percent (10%) deposit based on the total contract price for the Property is due no later than Friday, October 24, 2025, at 4:00 pm CT, and the remaining balance is due at closing on or before Monday, November 24, 2025.
- If, for any reason the winning bidder fails or refuses to execute the Sales Contract and/or deposit the required funds, the Seller will declare the winning bidder/purchaser in default and reserves the right to resell the Property or seek specific performance.

Purchaser Initials _____

Seller Initials _____

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- G. No changes to the Sales Contract will be permitted. The fully executed Sales Contract (together with all related Exhibits thereto) shall control and constitute the entire agreement between the Seller and Purchaser.
- H. By submitting a bid, the bidder acknowledges the bid is binding and cannot be withdrawn.
 - I. By submitting a bid and/or executing the Sales Contract in the name of a business entity or corporation, the individual doing so has the authority and enters into a guaranty agreement whereby they personally guarantee payment of the bid amount.
- J. All documents are in English. If an interpreter or translator is deemed necessary to translate any documents or information, it is the Purchaser's sole responsibility.
- K. All currency will be in U.S. dollars. No credit cards will be accepted.
- L. All bidders shall verify any information deemed important, including any acreage amounts and/or dimensions, PRIOR to bidding. All information is believed to be correct; however, neither the Auction Company nor Seller make any representations or warranty of any kind.
- M. The Property is selling AS IS, WHERE IS WITH ALL FAULTS AND WITH NO CONTINGENCIES. Prior to bidding, (1) it is the bidder's sole responsibility to be satisfied with the Property, including any systems associated with the Property, and (2) It is the sole responsibility of the Purchaser at Purchaser's option and expense, to make whatever evaluations or inspections (i.e., physical, environmental, engineering), deemed necessary and to verify with any governing agency any requirements, guidelines, permits, or regulations pertaining to the Property and its use thereof.
- N. The Property will be conveyed by Warranty Deed or the entity Davis Preserve, LLC and will be free and clear of all liens and encumbrances subject to the terms and conditions relating to such liens and encumbrances contained (1) herein, (2) in the title commitment (posted online for review), and (3) any other documents of record. The Seller shall have up to sixty (60) days after the auction date to cure any defects in title, if any defects are discovered that are not addressed in the existing title opinion.
- O. The Purchaser shall take title subject to present zoning classification, prohibitions, restrictions as well as access to public utilities and/or roads or lack thereof, and any other items of record (if any are applicable).
- P. Portion(s) of the Property are located in a flood zone. Also, see Corps of Engineers Non-Wetlands Confirmation, (posted for review).
- Q. No guaranty or representation is made regarding any individual part of the Property to pass a perc test.
- R. The Seller will convey all mineral, gas, or oil rights applicable to the Property owned by Seller, if any.
- S. The Property will convey by existing legal description. Should the Purchaser or Purchaser's lender require any survey work, it will be at the Purchaser's option and expense, and will not affect the closing. If a survey shows a greater or lesser amount of acreage, the Sales Contract price will not be adjusted. Bidders to verify all acreage amounts or dimensions prior to bidding.
- T. Limestone County Engineering Department has approved the Property for development. Known as Davis Preserve LLC. See Limestone County Davis Preserve LLC Approval Letter (posted for review). If Purchaser desires to develop the Property, Seller will transfer ownership by conveying the entity, Davis Preserve, LLC, making the Purchaser the sole member. Seller will execute a Hold Harmless/Indemnification letter to Purchaser at closing for any claims resulting from pre-closing activities.
- U. A Real Estate Exchange Option Agreement has been executed between Seller and Bobby Joe Balch & Robert C. Balch (posted for review). This Option may be elected at any time prior to one year from the effective date. This Option allows for a Utility Easement across Balch property in exchange for 9.51± acres of the Property. This Option creates a permanent 20' Utility Easement across Balch property and a Drainage & Sewer Easement on the northern boundary of the 9.51± acres. This easement allows access to the City of Huntsville's sewer connection.
- V. Purchaser will be responsible for the cost of all water and sewer infrastructure within the development, as well as any offsite improvements necessary to connect to existing infrastructure. Neither Limestone County Water & Sewer Authority nor the City of Huntsville will be responsible for any cost of installation or connections.
- W. If Purchaser does not desire to develop the Property, Seller will convey by Warranty Deed.
- X. Limestone County Water & Sewer Authority has issued Will Serve Letters and has reviewed and approved the civil designs to provide water and sanitary sewer services, (see Limestone County Water/Sewer Approval, posted for review.)
- Y. The City of Huntsville hereby grants the Limestone County Water and Sewer authorization to establish a sewer connection point at the Creekside Pump Station. This connection point shall permit Limestone County Water and Sewer Authority to discharge wastewater collected from the Davis Preserve subdivision into the City of Huntsville's sanitary sewer collection system. (See City of Huntsville Sewer Connection Commitment, posted for review).
- Z. It is the responsibility of bidders to contact any city, county, state, or federal agencies to verify any information deemed necessary and to conduct their due diligence to be satisfied with all information prior to bidding.

2. POSSESSION

- A. Possession of the Property will occur at closing.

3. PROPERTY DISCLOSURES

4. UPDATES and CORRECTIONS

It is the sole responsibility of the Purchaser to check for any updates or corrections prior to the end time of the auction.

Any updates, revisions, additions, deletions, or corrections will be added here: None.

5. CLOSING

- A. **Closing must be completed on or before Monday, November 24, 2025. This is the closing deadline.**

Justin South, with Wolfe, Jones, Hancock, Daniel & South LLC, 905 Bob Wallace Avenue, Huntsville, AL 35801

is the closing agent. The contact person is Karen Edger, karen@wolfejones.com, 256-534-2205. Target will hold the deposit in a non-interest-bearing escrow account. Wire instructions will be provided.

- B. Closing Costs:

1. **Seller** will pay for the title exam/opinion, preparation of the deed, and municipality assessments presently due (if applicable).
 2. **Purchaser** will pay all other closing costs, including but not limited to any recording fees, attorney fees, wiring fees, loan/financing fees, survey fees, state tax/deed stamps, etc., (if applicable). A title insurance policy is available at the Purchaser's option and expense through Justin Wolfe with Wolfe, Jones, Hancock, Daniel & South LLC
- A. Prorations: Ad valorem taxes, Homeowner Association fees (if applicable), and any other similar items will be prorated to the closing date.
- B. If closing is delayed by actions or lack of actions of the Purchaser after the closing date deadline or extended closing date deadline, the Purchaser will forfeit all of the deposit. The deposit will be retained by the Seller and Target Auction & Land Co., Inc., as liquidated damages. Any breach of the terms and conditions of this Sales Contract by the Purchaser, the closing/escrow agent is expressly authorized and instructed to disburse the deposit and any registration amount (if applicable) without the requirement of any further writing or agreement of the Seller and Purchaser. No fees will be charged, nor damages applicable for an extension when the closing is delayed by the Seller, Seller's closing/escrow agent, and/or Seller's surveyor.

6. WIRE TRANSFERS

A transaction fee will apply to all incoming and outgoing funds transferred via wire.

7. DEFAULT

- A. It is agreed by the Seller and Purchaser in the event the Purchaser fails to close and pay the balance when due, Seller and Auction Company reserve all rights allowed by law and the Sales Contract, including a suit for damages, specific performance or cancellation of the transaction, with the Seller to retain the deposit. In the event of any breach of the terms of this agreement by the Purchaser, the Seller will declare the Purchaser in default and the Purchaser agrees that the escrow agent is expressly authorized and instructed to disburse the deposit without the requirement of any further approval or agreement from the Seller or Purchaser. Any action taken after the Purchaser's default shall be solely at the Seller's option with all costs incurred by Seller being paid by the Purchaser. If any legal action is required to enforce this agreement, or to collect any fees or costs earned or advanced pursuant thereto, the Seller or Auction Company shall be entitled to recover any and all costs of such action, including, but not limited to, the expenses and court costs of the action and a reasonable attorney's fee.
- B. Escrow agent shall disburse the Purchaser's deposit to the Seller after the receipt of Seller's written certification that the Purchaser's Sales Contract has been terminated by reason of said Purchaser's failure to cure a default in performance of Purchaser's obligations herein. Escrow agent may act in reliance upon any writing, instrument, or signature which it, in good faith, believes to be genuine, may assume the validity and accuracy of any statements or assertions contained in such writing or instrument and may assume that any person purporting to give any writing, notice, advice or instruction in connection with the provisions hereof has been duly authorized to do so. Escrow agent shall not be liable in any manner for the sufficiency or correctness as to form, manner of execution, or validity of any written instructions delivered to it, nor as to the identity, authority, or rights of any person executing the same. The duties of escrow agent shall be limited to the safekeeping of the deposit and the disbursement of same in accordance with the written instructions described above. Escrow agent undertakes to perform only such duties as are expressly set forth hereto, and no implied duties or obligations shall be read into this agreement against escrow agent.

Purchaser Initials _____

Seller Initials _____

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8. AUCTION COMPANY AGENCY DISCLOSURE

The Auction Company is acting exclusively as the agent for the Seller in this transaction and is to be paid a fee by the Seller pursuant to a separate written agreement between Seller and the Auction Company. The Auction Company is not acting as an agent in this transaction for the Purchaser. Any third party buyer agent represents the Purchaser and is not a subagent of the Auction Company or Seller.

9. EQUAL OPPORTUNITY CLAUSE

The Property is available to the Purchaser(s) without regard to race, color, national origin, religion, sex (including gender identity and sexual orientation), familial status, and disability, or any other factor protected by federal, state or local law.

10. SIGNATURES and COUNTERPARTS

Electronic signatures and facsimiles shall serve as valid authority for this document and all documents pertaining thereto may be executed in counterparts, each of which is deemed an original and together constitute one document.

THIS IS A LEGAL BINDING CONTRACT AND IS NON-TRANSFERABLE WITHOUT PERMISSION FROM THE SELLER.

By signing below, each Seller and Purchaser acknowledge they have read, understand, and agree to abide by all terms and conditions set forth in this Contract for Sale and Purchase.

PURCHASER:

SELLER(s): DAVIS PRESERVE, LLC

BY: NAME **DATE**
ITS:

JOSEPH WINTERS **DATE**
ITS: MEMBER

BY: NAME **DATE**
ITS:

JOSEPH TORTORIGI **DATE**
ITS: MEMBER

TARGET AUCTION & LAND CO., INC.

BY: DEWEY JACOBS **DATE**
ITS: PRESIDENT & ALABAMA BROKER