

PRE-FORECLOSURE - AUCTION

Place Your Bid

Internet **AUCTION**



3 BED 2 BATH

Possibilities abound on the 1.24 +/- acres; perfect for horses, goats, sheep or chickens. Property is fenced and cross fenced. Large outbuilding is currently divided with tack room on ½ and the other ready for shop/studio

Must Sell NOW!

530 230-4939

821 Greene St., Rio Oso CA 95674

Online Bidding Ends Jan 26th

Preview Dates:

Saturday, Jan 17th 2:00 pm to 4:00 pm

Tuesday, Jan 20th 2pm to 4pm

Sunday, Jan 25th 10:30 am to 12:30 pm

Last day to bid on this property is Monday, Jan 26th.

For more Auction Information, Property Details & to
Request a Bidders Packet Go To

www.BidwellAuction.com/Greene01

Agent/Broker Co-Op Welcomed

Each office is independently owned & operated. Offers may be subject to seller approval.

Bidwell Properties Team 530-230-4939

Terms & Conditions of This Online Only Auction

Bidwell Properties, Inc. (hereinafter Auctioneer) in conjunction with Realty Executives Network (hereinafter Listing Agent or Listing Broker) will offer this property for auction on the BIDWELLAUCTIONS.COM, internet website according to the following terms and conditions:

You must be 21 years of age to bid. If you are the high bidder and FAIL TO SIGN THE PURCHASE CONTRACT WITHIN 48 HOURS You forfeit your bid and agree to pay Bidwell Partners \$350.00 plus any collections and/or attorney fees. This property is in Pre-Foreclosure and the sale is subject to lender/bank approval. You must preview the property in order to bid. Once a sale is approved there will be a 7-day inspection contingency period. Announcements and information, provided on the BIDWELLAUCTIONS.COM website will take precedence over printed material. THE PROPERTY IS SOLD "AS IS," AND ALL SALES ARE FINAL. The SUCCESSFUL BIDDER ACKNOWLEDGES THAT THE AUCTIONEER AND THE SELLER HAVE MADE NO IMPLIED WARRANTY OR REPRESENTATION OF ANY TYPE AS TO THE PROPERTY CONDITION AND THAT THE PROPERTY IS SOLD WITHOUT ANY WARRANTIES WHATSOEVER, EXPRESSED OR IMPLIED AND SPECIFICALLY THERE IS NO WARRANTY OR MERCHANTABILITY AND NO WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE. Though all descriptions and information are believed to be correct, in no event shall auctioneer, listing broker or seller be held responsible for having made or implied any warranty of description, genuineness, condition etc. The property is open to thorough public inspection at the published property preview dates. The property will be made available to the buyer's inspectors for 7 days following the sale approval. Auctioneer reserves the right to withdraw or extend time for any item before or during the auction. Only registered bidders may bid on the property being sold, any exceptions to this requirement shall be within the sole discretion of the Auctioneer. No allowances, adjustments or rescission of sale will be allowed based upon failure of the property to correspond to a particular need. The registered bidder will be responsible for any purchase made with his or her unique BidwellAuctions.com identity and password.

A TRANSACTION FEE OF 5% WILL BE CHARGED TO THE BUYER AS A CLOSING COST, DUE AND PAYABLE AT CLOSE OF ESCROW. THIS FEE IS PAID DIRECTLY TO BIDWELL PARTNERS AND IS NOT INCLUDED IN THE PURCHASE PRICE. Bidder acknowledges that a deposit of \$2,500.00 is required within 48 hours upon being declared the winning bidder; this money will be returned immediately if the sale is not approved by the lender/bank, otherwise it will be deposited into escrow.

RESPONSIBILITY OF BIDDER AND INDEMNIFICATION: Bidder agrees to assume the defense of and indemnify and hold harmless BIDWELL PARTNERS, THE AUCTIONEER AND THE LISTING BROKER for all claims, loss, damage, injury and liability of every kind, directly or indirectly caused by acts of bidder and/or it's agents in connection with this auction or the use of the property by the successful bidder. If the foregoing conditions or any other applicable conditions are not complied with, in addition to other remedies available to BIDWELL PARTNERS, THE AUCTIONEER, THE LISTING BROKER and the Seller by law, including, without limitation, the right to hold the successful bidder liable for the bid price. BIDWELL PARTNERS, THE AUCTIONEER AND THE LISTING BROKER, as its option may either (a) cancel the sale, retaining as liquidated damages all payments made by the successful bidder or (b) resell the property publicly or privately and in such event, the successful bidder shall be liable for payment of any deficiency plus all costs, including the holding costs of the property, the expense of both sales and BIDWELL PARTNERS TRANSACTION FEE and incidental damages. In any action to enforce and/or recover damages pursuant to this document THE AUCTIONEER shall be entitled to recover its attorney fees, expenses and all cost of suit incurred in such action.

BROKER PARTICIPATION INVITED: Subject to established LISTING BROKER guidelines.

All information in this brochure was derived from sources believed correct, but is not guaranteed. ALL PROPERTY MEASUREMENTS ARE APPROXIMATE. It is Buyer's responsibility to verify all permits, property use and property specifications within the 7-day inspection period contingency.

LISTING BROKER is agent of seller.

How Do I Bid?

1. Request a Bidders Packet from the website: www.BidwellAuction.com/Greene01
2. Read all information in the Bidders Packet
3. Register as a Member on the (www.BidwellAuction.com) website (It's FREE)
4. An email will be sent to you (Yahoo users may experience technical difficulties)
5. Activate your membership by clicking the link in the email
6. Go to a Property Preview
7. Ask BIDWELL PROPERTIES any Questions about the Auction you may have
8. Secure your CASH and or Loans so you know your Bidding & Buying Power
9. Log into the website with your secure Username & Password, Select the Property you are interested in
10. Click on Watch This Item for the Property you like so you can be notified by email of any changes in the bidding
11. Submit your bid (remember that your maximum limit will not be revealed to others unless another bidder pushes the bid higher. Your bid is in confidence until it is matched

Have Fun & Good Bidding!