

ABSOLUTE AUCTION

Selling For Crop Production Services, Inc.

Friday June 13, 2008 @ 10AM

6507 Hwy. 41 North, Cedar Hill, TN in Robertson County

5,800 +/- Sq. Ft. Building/Warehouse
2.46 Acres Selling In One Tract



REAL ESTATE FEATURES

OFFICE BUILDING, WAREHOUSE, TRUCK SCALES

5800 +/- Sq. Ft. Of Buildings With Multi Bay Sheds, Office With 1/2 Bath, Concrete Floors, Fairbanks Scales 10'x 60' All Situated On 2.46 Acres. NEW SURVEY

AUCTION HELD AT 6507 HWY 41 NORTH CEDAR HILL, TN!
REAL ESTATE WILL SELL AT 10:00 AM REGARDLESS OF PRICE



Dale Harris
Broker/Auctioneer

HARRIS

REAL ESTATE & AUCTION

3855 St. Rt. 45 N • Mayfield, KY 42066

(270) 247-3253 • 800-380-4318



Michael Harris
Broker/Auctioneer

Visit our Website: www.harrisauctions.com

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TERMS AND CONDITIONS OF AUCTION SALE

- 1. Purchase Agreement:** Winning bidders will be required to enter into seller's form of purchase agreement, which is not contingent upon financing or any other matters and will require a 15% deposit (non-refundable) down upon conclusion of auction. In the event of any conflict between the purchase agreement and these terms and conditions, the terms of the purchase agreement shall control.
- 2. Bidders:** Seller or any agent of seller reserves the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc.
- 3. Closing:** Closing shall take place within thirty (30) days after auction.
- 4. Costs:** The purchaser of the Property shall pay all closing costs, including, without limitation, escrow fees, transfer taxes or documentary stamp fees due on the transfer, inspection costs, the purchaser's lender's costs and expenses, the title insurance search, exam and premium costs and recording fees.
- 5. Commitment:** Seller shall provide a title commitment at purchaser's cost and expense.
- 6. As-Is:** Seller is selling the property on an "As Is, Where Is, With All Faults" basis. Seller is not and will not make any representations or warranties of any kind with respect to the Property.
- 7. Quitclaim Deed:** Seller will convey the Property via quitclaim deed at closing subject to any and all matters of record and matters which would appear on a current and accurate title commitment and current and accurate survey.
- 8. Restriction:** The agreement will contain a restriction prohibiting the Property from being used for the purpose of selling commercial agricultural chemicals in bulk, or for fertilizer or seed sales, either wholesale or retail, for a period of fifteen (15) years from the date of the deed.
- 9. Confidentiality:** Any information about the property, including without limitation, environmental information, which is provided by Seller to auctioneer shall be provided by auctioneer to all potential bidders after each such bidder signs and delivers to auctioneer a confidentiality agreement.
- 10. Taxes:** Real estate taxes shall be prorated at closing.
- 11. Release and Indemnity:** Any buyer of any personal property will be required to execute a release and indemnity agreement provided by Seller with respect to purchased personal property.

2.46 Acres



U. S. Highway #41

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Directions: From Springfield, TN, take US 41 North 7 Miles To Cedar Hill, TN. From Clarksville, TN At Exit 4 on I-24, Take US 79 5.9 Miles To US 41, Then South On US 41, 14 Miles To Auction Site.

Information supplied is without any warranties or representations, either expressed or implied whatsoever, from Harris Auction, sellers or their respective representatives, agents or employees. Prospective bidders are advised to avail themselves of the land and to make an inspection of the premises on their own behalf, consulting whatever advisors they may feel appropriate. Although all information in all ads is obtained from sources deemed reliable, all announcements day of sale takes precedence over printed material.

HARRIS
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