



Tammy Miller, CAI, BAS ♦ Auctioneer ♦ 814-360-4031

TAMMY MILLER AUCTIONS, LLC ♦ PA LIC# AY002197

1172 Ghaner Road, Port Matilda, PA 16870

Tammy@TammyMillerAuctions.com ♦ TammyMillerAuctions.com

Real Estate Sealed Bid Form

Name

Address

Phone #

E-Mail

I/We hereby place a bid on the property as indicated below – **NOTE - EACH PROPERTY MUST HAVE A SEPARATE SEALED BID FORM SUBMITTED.**

_____ 1963 State Street, Osceola Mills, PA 16666, Deed book/pg. 0309-0378, 2.28 acres, Rush Twp.

_____ 2001 State Street, Osceola Mills, PA 16666, Deed book/pg. 0459-0742, 2.65 acres, Rush Twp.

_____ Clearfield County, Deed book/pg. 1439-0250, 59.72 acres, Allport Cutoff, Graham Twp.

I/We agree to pay a minimum of \$1,000.00, PER PROPERTY, as deposit money on the date of the acceptance of the high bid, if I am the successful bidder(s). A ten percent (10%) Buyer's Premium will be added to the accepted bid to establish the final sales (contract) price. I/We have received, read, and understand the terms and conditions of this offer (see page 2). **The property is being sold with NO contingencies other than the sellers must provide a clear and marketable title. This property is being sold "As is, Where is"**. Bidding Eligibility: All persons submitting a sealed bid must be at least 18 years of age or older and have full authority to bid on the property either solely or as a representative of the bidding entity. Anyone submitting a bid acknowledges they are making a legal and binding offer to purchase the subject property and agree to be bound by the Terms and Conditions as set herein.

Signature 1

Date

Printed Name 1

Signature 2 (if applicable)

Date

Printed Name 2 (if applicable)



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Real Estate Sealed Bid Form Terms & Conditions

This auction includes THREE separate properties, identified as:

1 - 1963 State Street, Osceola Mills, PA 16666, Deed book/pg. 0309-0378, 2.28 acres, Rush Twp.

2 - 2001 State Street, Osceola Mills, PA 16666, Deed book/pg. 0459-0742, 2.65 acres, Rush Twp.

3 - Acreage on Allport Cutoff, Deed book/pg. 1439-0250, 59.72 acres, Graham Twp., Clearfield County

EACH PROPERTY MUST HAVE A SEPARATE SEALED BID FORM SUBMITTED.

Written sealed bids must be submitted on the Real Estate Sealed Bid Form by mailing or delivering to Tammy Miller Auctions, 1172 Ghaner Road, Port Matilda, PA 16870, or e-mail to Tammy@TammyMillerAuctions.com. Bid forms should include the bidder's name, address, phone number and amount of bid. Sealed bid deadline is December 15, 2018.

It is the bidder's sole responsibility to ensure that their Real Estate Sealed Bid Form is received by Tammy Miller Auctions before the auction closing. No verbal bids will be accepted.

Review of Sealed Bids: All sealed bids will be opened and reviewed by Tammy Miller Auctions and Seller. At the time of acceptable offer, the Seller and Buyer will immediately enter into a Purchase Agreement. If no acceptable offers have been made, or there are multiple bids for the same amount, the top bidders, up to three (3) bidders, will be notified to submit their best and final offer. Seller reserves the right to accept or reject any bid/offer or to waive any technicalities and defects in the Real Estate Sealed Bid Form.

Bidder Participation: By submitting a sealed bid to purchase the subject property, Bidder agrees to participate and be bound by the Terms and Conditions. A ten percent (10%) Buyer's Premium, per property, will be added to the accepted bid to establish the final sales (contract) price of each property.

The Buyer will have three (3) business days after the receipt of the Real Property Purchase and Sales Agreement to sign and return the Real Property Purchase and Sales Agreement with no contingencies with a cashier's check (nonrefundable) equal to a minimum of \$1,000.00, made payable to Tammy Miller Auctions. Closing date of the sale will be on or before 30 days after the execution of a signed Real Property Purchase and Sales Agreement, at a mutually accepted closing authority.

There are no contingencies. This property is being sold AS IS, WHERE IS with all faults, if any. No warranty as to condition or suitability for any purpose is expressed or implied. Buyer shall rely solely on their own information, judgement and inspection of the property and records. Buyer pays all closing costs and any other cost pertaining to this sale. Seller will pay pro-rated taxes at closing. There is no financing contingency.

Bidding Eligibility: All persons submitting a sealed bid must be at least 18 years of age or older and have full authority to bid on the property either solely or as a representative of the bidding entity. Anyone submitting a bid acknowledges they are making a legal and binding offer to purchase the subject property and agree to be bound by the Terms and Conditions as set herein.

Bidder also understands that Tammy Miller Auctions is exclusively representing the Seller in the sale of this property.