Looper Auction & Realty
4525 Palestine Road
Huntington AR 72940
(479) 996-4848

Terms

Registration finalizes – Each bidder agrees to terms and conditions of sale. Do not bid unless you agree to be bound by these terms. Property to be sold “as-is, where-is” with faults, without express or implied warranties of any kind. Buyer is to perform all inspections prior to auction with professionals of their choosing. Looper Auction & Realty II, LLC represents the sellers only and does not inspect properties on behalf of buyers and assumes no responsibility for the correctness of any descriptions.

**This property is offered at public auction in its current "as-is, where-is" condition, and sales are not contingent upon post-auction inspections. The seller and auction firm make no representations or warranties—express or implied—concerning the property’s overall condition, legal or environmental compliance, zoning, or fitness for any particular use. It is Bidder’s responsibility to have any and all desired inspections completed prior to bidding including, but not limited to: roof; structural; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint; presence of radon, asbestos or mold; electrical; appliances; heating; air conditioning; mechanical; plumbing; sex offender registry information; flight patterns; or any other desired inspection. By bidding, the buyer confirms they were given an adequate opportunity to inspect the real estate and have either satisfied themselves through their own research or chosen to proceed at their own risk. Any details, documents, or marketing materials provided by the seller or auction company are derived from outside sources, are not independently verified, and carry no guarantee as to accuracy or completeness. Bidders must rely exclusively on their own independent findings when placing a bid.

Buyer must make a 10% non-refundable deposit at the conclusion of bidding. Buyer must also execute the sales contract and property disclosure (if available) which will be posted prior to the auction. Balance of purchase price along with all closing costs will be due in approx. 30 days. Buyer to pay all closing costs including 10% buyer’s premium, title insurance, revenue stamps, closing fees, survey (if needed), filing costs, and any other fees. Seller will cure any title problems if necessary. Taxes will be pro-rated to day of closing. Auctions are conducted subject to Court, Bank, or Seller approval. The court, bank or seller retains their right to bid or have someone bid on their behalf. Possession will be upon closing with filing of deed. Said 10% deposit will be refunded if seller defaults. Property is sold with no contingencies, buyer should conduct all inspections required by lender prior to auction. If a lender is being used, buyer should be pre-qualified.

Purchase price is the amount of highest bid plus 10% buyer’s premium to make a total purchase price. Buyer to make a 10% non-refundable deposit of the total purchase price.

***Example – High bid is $500,000

$500,000 plus $50,000 = $550,000

10% non-refundable deposit = $55,000

Again, all information given orally or in writing was derived from sources believed to be correct, but is not guaranteed. All real estate dimensions are only approximations. Buyers shall rely entirely on their own information, judgement and inspection of the property and records.

_____ _____

Buyer Date Buyer Date