

This property will be sold by absolute auction to the highest bidder. The property is subject to prior sale by submitting offers to Madden Brothers Frontier Realty k/i/N/a S&LMB,LLC **Terms:** Terms of the sale are cash. Successful bidders shall execute purchase agreement and deposit 10% earnest money in Cash or Certified Funds on auction day with the balance due in certified funds at closing. Buyers must have financial arrangements secured prior to bidding. **Possession & Closing:** Possession at closing on or before June 5, 2009. **Method of Conveyance:** Seller will convey title to the property by General Warranty Deed subject to easements, rights and reservations of record. The cost of title insurance will be split equally between the Seller and Buyer to insure title in the name of the Buyer in the full amount of the purchase price. Title commitment will be available for review prior to the auction. A Title Commitment will be furnished by Thalken Title Company who will act as Closing Agent. **Conditions:** Madden Brothers Frontier Realty k/i/N/a S&LMB,LLC, Madden Brothers Auction and their agents believe the information contained herein to be true. No warranty is given either expressed or implied on any portions of this material. It is subject to errors, omissions and corrections. Purchaser is obligated to verify any and all facts and is buying the property "AS IS WHERE IS" relying solely upon their own inspections, accepting the transaction with guarantee only to free and clear title. Inspect to the extent deemed necessary and use your own judgment when bidding. Any announcements day of sale take precedence over all previously printed or advertised material. SALE OF PROPERTY IS NOT CONTINGENT UPON INSPECTIONS AFTER THE SALE, FINANCING OR APPRAISAL AND IS BEING SOLD "AS IS WHERE IS". **Agency Disclosure:** Prospective Buyers are advised that all of the agents of Madden Brothers Frontier Realty k/i/N/a S&LMB,LLC. and Madden Brothers Auction are AGENTS FOR THE SELLER. PROPERTY IS SUBJECT TO PRIOR SALE. Wire transfers and certified funds will be accepted for deposits. Please contact Madden Brothers Frontier Realty k/i/N/a S&LMB,LLC for instructions.

All Maps contained herein are to be used as a visual aid. Buyers should make their own inspections and verify boundaries. Fences may or may not be located on the exact boundary.

