

# OFFER SUBMISSION REQUIREMENTS

All interested parties must adhere to the following requirements when submitting an offer:

**1. BID DEADLINE:** All offers must be received by *Thursday, June 19th, 2025 at 12:00 PM(noon) EST*. Offers may be submitted via our online contract or email.

**2. SUBMISSION METHOD:**

- Emailed Offers: Rusty Lane / [Rusty@southauctiongroup.com](mailto:Rusty@southauctiongroup.com)
- Online Offers: [www.metterqnboffer.com](http://www.metterqnboffer.com)

**3. REQUIRED DOCUMENTS:**

- Completed and signed Purchase Agreement that includes our auction terms and conditions.
- Bidder contact information

**4. BID EVALUATION CRITERIA:** While purchase price is an important consideration, the seller will evaluate bids based on multiple factors, including:

- Purchase price offered (plus the required 10% buyer's premium)
- Planned use of the property (if disclosed)

## SPECIFIC TERMS

**BUYER'S PREMIUM:** All offers must include a 10% buyer's premium which shall become the auctioneer's proceeds for conducting this sealed bid auction. This premium will be added to the bid amount to determine the total purchase price. *Example:* If you bid \$100,000, the total purchase price will be \$110,000 (\$100,000 bid + \$10,000 buyer's premium).

**CLOSING:** The closing date for this property is on or before July 18<sup>th</sup>, 2025, at the office of J. Kendall Gross PC, 235 South Lewis Street, Metter, GA.

**EARNEST MONEY:** The successful bidder will be required to submit earnest money in the amount of \$25,000 by 12 noon the day following the offer deadline, June 20<sup>th</sup>, 2025

**SELLER'S RIGHTS:** The seller expressly reserves the right to accept or reject any and all offers at their sole discretion, regardless of price or terms offered.

**PROPERTY CONDITION:** The property is being sold in "AS-IS, WHERE-IS" condition with no warranties or representations regarding its physical condition, environmental status, or suitability for any particular purpose.

**SMOKE DAMAGE DISCLOSURE:** The property has sustained smoke damage from a fire at an adjoining property. All prospective bidders are encouraged to perform their own due diligence regarding the extent of the damage and potential remediation costs.

**INSPECTION PERIOD:** The property will be available for inspection by appointment only. Please contact Rusty Lane at 478-455-1861 to schedule a viewing.