



Terms and Conditions of Sale for 400 W Maple Street, Nicholasville, Kentucky November 14, 2025

1. The property to be sold is located at 400 W Maple Street, Nicholasville, Kentucky and shall be sold as a single entity.
2. The property is to be sold in its "as is" condition without any warranty or guarantee as to the physical condition of the property or any of the improvements thereon.
3. Prospective bidders, at their own expense, shall have the right to conduct inspections prior to sale, including a lead based paint inspection, and must sign the lead based paint disclosure attached to these terms.
4. A ten percent (10%) Buyer's Premium shall be added to the final bid price to determine the gross purchase price.
5. The Purchaser must pay ten percent (10%) of the gross purchase price in cash, certified funds, or personal check with prior approval, immediately following the auction sale and must sign the Auction Purchase Contract in the form which is attached to these Terms and Conditions. The balance of the purchase price shall be paid in cash or certified funds within thirty (30) days of the date hereof, with time being of the essence. The closing may be postponed only in accordance with the terms of the Auction Purchase Contract.
6. The property will be conveyed to the Purchaser in fee simple, by deed of general warranty, subject only to easements, restrictions and conditions of record, if any, affecting the property. All taxes and assessments shall be prorated as of closing.
7. The property to be sold shall include all permanent improvements located thereon but shall not include any movable personal property.
8. Sellers agree to deliver to Purchaser complete possession of the property at the time of the closing.
9. Seller shall continue to maintain the property and continue insurance coverage.
10. Biederman Real Estate and Auctioneers will pay to a properly registered Buyer/Broker Agent a two (2%) commission of the final bid price. Any and all registrations MUST be completed by the BUYER and forwarded to Biederman Real Estate and Auctioneers by email, fax or hand delivery TWENTY FOUR (24) HOURS prior to the auction with NO exceptions (subject to Auctioneer approval)

ANNOUNCEMENTS MADE THE DAY OF SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR PRIOR VERBAL STATEMENTS.