Public Re-Auction
Escrow Default

Prescott Arizona

Saturday - Nov. 4th @ 2:00 PM (on-site)

2720 Yegan Drive • Prescott, AZ • 86303

Directions: From Prescott take Gurley Street. Turn south on Mt. Vernon Ave (Senator Highway) 5.6 mile. Turn left on Old Miner Road 1.4 miles to property.

Bid Your Price
Suggested Opening Bid
$485,000

MAY '2005' APPRAISAL $600,000

Why An Auction? **The Seller has elected to market their "Unique" residence via the accelerated auction method, thereby eliminating additional carrying costs that are incurred with conventional marketing and passing these savings on to the new owners.**

Features: **"Pride of Ownership" 1,900 + sq ft 3 Bedrooms, 2 Baths, 2 stories, vaulted ceiling, 2 car garage, 4.7 + Acres (2) Parcels & (2) wells. Located in "Upper Groom Creek" tall pines surrounded by Prescott National Forest.**

OPEN HOUSE & INSPECTION

12 NOON until 4 PM
Saturday's OCTOBER 21st & 28th
Sunday's OCTOBER 22nd & 29th
Vacant and on Lock Box
OR by Appointment – Ken Kisner

www.azpga.com

Conducted by:
Auction Services, Inc.
C.R. "Kip" Kane - Auctioneer
7 W. Cheryl Drive • Phoenix, AZ 85021
602-944-5600
Fax (602) 331-7331
E-mail: kipkane@qwest.net

In Cooperation with:
Buyers Broker & Exchange
Ken Kisner
Auction Coordinator
928-771-2300

Auction Services, Inc.
C.R. "Kip" Kane - Auctioneer
7 W. Cheryl Drive - Phoenix, AZ 85021
602-944-5600
E-mail: kipkane@qwest.net

Public Re-Auction

Escrow Default

Saturday - November 4th @ 2:00 pm (on-site)

2720 Yegan Drive • Prescott, AZ • 86303

1.4 Miles to Property
4.7 + Acres (2) Parcels & (2) wells.

NAA Auctioneer

EQUAL HOUSING OPPORTUNITY

AUCTION TERMS & CONDITIONS

1. REGISTRATION: All prospective buyers MUST register in order to bid. Each bidder shall be required to possess a certified check drawn payable to themselves in the amount of $5,000.00 Closing shall take place within 30 days of the auction and in accordance with Seller's Purchase & Sales Agreement to be executed by Buyer and Seller after completion of the Auction.

2. PROPERTY INSPECTION: Previewing and inspection of the property IS essential. The residence & improvements are being sold "AS IS – WHERE IS".

3. SELLER'S & AUCTIONEER'S DISCLAIMER: All announcements madeby the auctioneer shall take precedence over any previously written material or oral statements made by auctioneer. Conduct of the auction, increments of the bidding, and decisions as to the high bidder will be at the sole discretion of the auctioneer. The information contained in this brochure is subject to the inspection and verification by all parties relying on it. NO GUARANTEE, WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED IS GIVEN ON THE INFORMATION CONTAINED IN THE BROCHURE OR DUE DILIGENCE INFORMATION. The Seller and their agents expressly disclaim any and all liabilities, which may be based on such information, errors therein or omissions therefrom. ONLY such representation and warranties as may be set forth in a definitive purchase agreement between Seller and Purchaser shall have any legal effect.

4. AUCTION PREMIUM: An Auction Premium of 5% will be added to the Buyer's successful high bid resulting in the Total Contract Price.

5. EARNEST MONEY: The earnest money deposit is equal to 3% of the bid amount of the real estate and forfeited if Buyer is unable to close escrow.

6. ABSENTEE BIDS: Individuals unable to attend the auction may complete an Absentee Bid Form, authorizing the auctioneer to bid on their behalf, up to a specific amount.

7. BROKER PARTICIPATION: A two percent (2%) commission will be paid to the Licensed real estate broker whose client pays and closes escrow on the residence. To qualify for the commission, the licensed agent must register their client and accompany their client to the auction. All registration letters from Brokers must be signed by Agent, Broker and Client and must be mailed or faxed (602) 331-7331 and received by Auctioneer 48 hours prior to the auction. There can be NO Exceptions to this procedure and NO Oral Registrations will be accepted.

Broker Participation Welcome