AUCTION

ONLINE ONLY @WILNAT.COM

3 HILLSBORO CITY LOTS

BIDDING BEGINS APRIL 24, 12 NOON • BIDDING ENDS MAY 1, 12 NOON

1

Paved Parking Lot

Located on alley between W. Main and W. Walnut Street in Hillsboro

Consisting of 49.5'x111' paved lot with numerous parking spaces, 1/2 block from court house square.

Zoned: Business C

Minimum Bid
$20,000

2

Two Hillsboro City Lots Selling Together

Located off N. West Street on McDowell Street

Consisting of over 1/2 acre of land with access to city utilities.

Zoned: Industrial E

Minimum Bid
$5,000

3

One Hillsboro City Lot

Located on McDowell Street across street from property #2.

A 49.5'x208' lot with frontage on McDowell Street with access to city utilities.

Zoned Business & Residential D

Minimum Bid
$3,500

Hillsboro Area Economic Development Corporation

WILSON NATIONAL LLC

A Real Estate & Auction Group

Mark F. Wilson, Auctioneer • Brandon Wilson, Apprentice Auctioneer

800.450.3440 | www.wilnat.com

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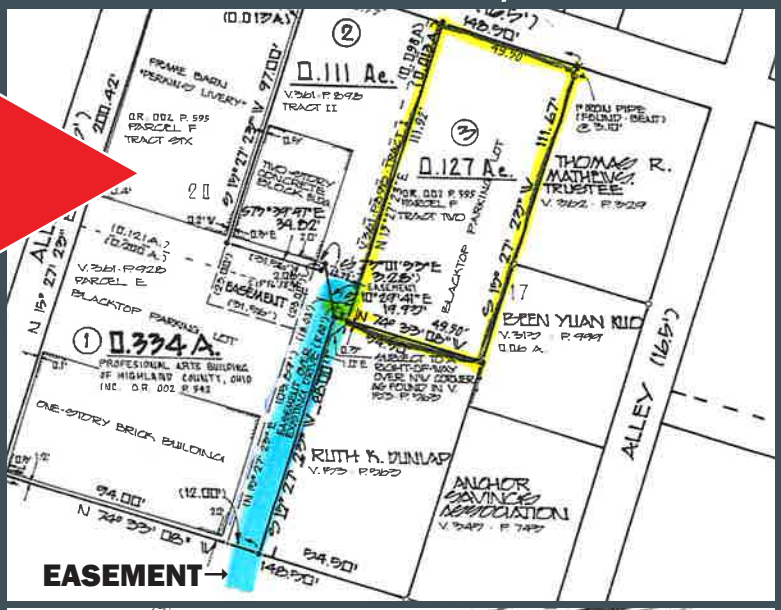
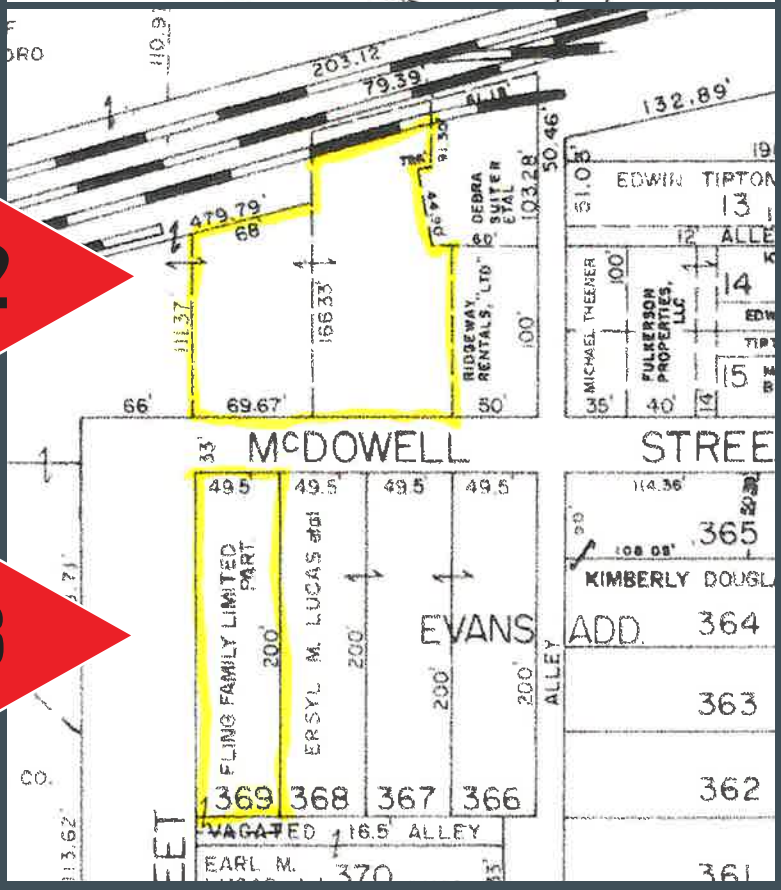


2

3



TERMS & CONDITIONS:

Down Payment: Ten Percent (10%) Nonrefundable Deposit due within forty eight (48) hours of the completion of the auction. The Nonrefundable deposit may be paid in form of cash, personal check, business check, or cashier's check. Checks will be made payable to Wilson National LLC Trust Account. Earnest money can also be wire transaction.

Acceptance of Bid Prices: Once you place a bid, it cannot be removed, even if you bid incorrectly. Please verify all bids before submitting. If you hold the highest bid at the conclusion of the auction and do not execute and return Confirmation of Sale and your nonrefundable deposit within forty eight (48) hours of the conclusion of the auction then you will be considered in default. If your closing is delayed for any reason, by you, or anyone working on your behalf, including lenders, you may be declared in breach of this contract, forfeit all deposits made, and will be liable for any and all costs incurred by the seller and Wilson National LLC incurred in a subsequent resale of the property. All successful bidders are required to sign a Confirmation of Sale, Consumer Guide to Agency Relationship, and Agency Disclosure Statement, within 24 hours of the end of the auction. Your bidding is not Conditional Upon Financing, so be sure you arranged financing, if needed, and are capable of paying cash at closing. This auction is subject to seller confirmation.

Closing: Closing shall occur on or before June 1, 2019.

Possession: On closing date.

Title: Property is selling with good marketable Title. Purchaser is responsible for Title Insurance if desired.

Real Estate Taxes: Buyer to pay tax beginning 2019.

Survey: A new survey will be provided by seller if necessary for transfer, otherwise a new survey will not be provided. The survey will be at the Sellers expense and any issues regarding the survey will be at the Seller's discretion.

Agency: Wilson National LLC , and its representatives are Exclusive Agents of the seller, which successful Purchaser will sign Agency Disclosure Statement stating said Agency.

Auction Process: This is a soft close auction. If a bid is placed within the last five (5) minutes of the auction then the auction will extend (5) minutes from the time the last bid was placed. If you are outbid you will have at least five (5) minutes to outbid the previous bid.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. The property is sold on an "As Is, Where Is" basis and no warranty or representation either expressed or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller, the broker or the auction company. All sketches and dimensions in marketing materials are approximate. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. Auction firm has the right to bid on behalf of buyers or sellers. The seller, broker and auction company reserve the right to preclude any person from bidding if there is any question to that person's credentials, fitness, etc. All decisions of the Auctioneer are final. For additional documents and disclosures go to www.wilnat.com.

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