

November 11, 2017

Dear Prospective Bidder,

Enclosed for your review is the detailed Bidder's Prospectus for the auction of this 4 Bedroom, 4 Bath, 3,072 sq ft lakefront home on 0.539 acres located at 5896 S. Panorama View Dr. Harrison, ID. 83833. Located just 11 miles south from Wolf Lodge Bay exit on I-90 and less than 30 minutes from downtown Coeur d'Alene, Idaho.

Property is Selling at Absolute Auction to the highest Bidder Regardless of price. High Bidder Wins!

The Real Estate Auction will be conducted at 6:00 PM on Thursday December 7th, 2017 at the Couer d'Alene Inn 506 W. Appleway Coeur d'Alene, Idaho 83814. Registration from 5 – 6:00 PM on day of auction. This property will sell at ABSOLUTE AUCTION, without reserve and Sell to the highest Bidder, regardless of Price. High Bidder Wins!

Real Estate is subject to prior sale. Pre-auction offers may be made with or without contingencies. Auction day will be a sale with no contingencies available.

A 10,000.00 non-refundable deposit will be required from the winning bidder at the conclusion of the auction. Deposit must be in the form of cashiers check or pre-approved personal or business check. You must be pre-registered to bid. Auction Terms and Conditions also available at www.RealtyAuctionServices.com.

A 5% Buyers Premium will be added to the winning bid to determine final contract price. Closing on property to be within 30 days from date of auction. Closing date extension available ask Auction Company for details.

Broker or agent participation is welcomed and encouraged. If you are currently working with an agent, they must register with you at the auction. If you are not working with an agent, we have auction educated agents to help you through the process, contact us for details.

Preview and property inspections on Saturday's November 18th and 25th and December 2nd from 10 AM – 3:00 PM, or by special appointment.

All square footage and acreage is approximate and not guaranteed. Property and tax parcel information received from Owner, Title Company and County Assessors office. Information is believed to be reliable but must be verified by you the buyer.

Thank you for your interest in this property and we look forward to seeing you on auction day.

Sincerely,

Randy A. Wells, CAI, AARE
Realty Auction Services, LLC
21 Buckrun
Stevenson, Washington 98648
208-699-7474
randy@rasnw.com
www.RealtyAuctionServices.com

Auction Property Information

Property Location: 5896 S. Panorama View Dr. Harrison, Idaho 83833

Auction Date and Time: Thursday December 7th, 2017 6:00 PM

Registration: 5:00 – 6:00 PM on day of Auction

Auction Location: Coeur d'Alene Inn 506 W. Appleway Coeur d'Alene, Idaho 83814

Pre-Auction Viewing: Saturday's November 18th & 25th and December 2nd from 10 AM – 3:00 PM or by Special Appointment.

Parcel Information: Taxes (2016): \$ 4,481.00

Annual Association Fees:

Property Information:

Built in 2004
½ + Acre Waterfront Lot
Beautiful Views
3,072 sq. ft.
Large Master Suite with Full Bath
4 Bedroom
4 Bathroom
Open Floor plan
Vaulted Ceilings
Newer Floating Dock with Jet Ski pads
Walkout Basement
Private Well

Other Notes:

Phone Bidders and Internet Bidders welcome, but must be pre-registered with required deposit amounts held in bidder escrow, either with the Auction Company, Broker or Title Company.

More information, pictures and documents are available from our website: www.RealtyAuctionServices.com. If you need any additional information that does not appear to be available, contact us and we will do our best to provide you with the information you need to make an informed purchase.

AUCTION TERMS AND CONDITIONS

Real Estate Auction Thursday December 7, 2017 6:00 PM

Property: 5896 S. Panorama View Dr. Harrison, Idaho 83833

CONDITIONS OF AUCTION: You must be registered to bid. A non-refundable \$10,000.00 earnest money deposit will be required from the winning bidder at the conclusion of the auction. Deposit must be in the form of cashiers check, or pre-approved personal or business check.

BUYER'S PREMIUM: A 5% Buyer's Premium will be added to your final bid to determine the Final Contract Price.

CLOSING: Closing to be within 30 days from date of auction. This transaction is **not** contingent on the Purchaser obtaining financing or upon any other event as specifically referred to in these Terms and Conditions. Both Seller and Auction Company must approve any closing extension.

PROVIDED INFORMATION: Acreage and sq. footage is approximate and not guaranteed. Property and tax parcel information detailed in the Property Information Packets has been obtained from Seller, County assessor's office and local Title Company. Information is believed to be reliable but must be verified by you the buyer.

REMOTE BIDDING: Phone and Internet Bidders welcome, but must be pre-registered with required deposit made by bank wire transfer. Bidder deposits will be held in escrow, either with the Auction Company, Broker or local Title Company. Contact Auction Company at 208-699-7474 for bidder deposit instructions by bank wire transfer

BROKER PARTICIPATION: Buyers may contact their Broker or real estate agent to represent them on the purchase of this property. Broker participation welcome and encouraged. Brokers or Agents must register with bidder prior to auction to receive any commissions and provide a signed Purchase and Sale agreement at close of auction.

RESTRICTIONS: Subject to all City, County and State laws, ordinances and regulations and any easements encumbrances and restrictions applicable to the property. Seller is placing no restrictions on the property. Equal housing opportunity.

PURCHASE AND SALE AGREEMENT: A Purchase and Sale agreement will be completed at the close of the auction.

REAL ESTATE BROKERAGE SERVICES DISCLOSURE: Realty Auction Services is the Auction Company in this transaction and is representing the Seller. Auctioneer / Realtor, Randy A. Wells, Realty Auction Services / Idaho Country Properties is working in association with Coldwell Banker Schneidmiller Realty listing agents, Joel Elgee and Patrick Libey.

SPECIAL NOTES: All announcements by auctioneer take precedence over any and all printed advertising. All property is being sold "As-Is, Where-Is" with no warranty written or implied by Realty Auction Services, LLC.

AUCTION TERMS AND CONDITIONS (page 2)

SPECIAL INSTRUCTIONS: Any special instructions must be written on sales contract on day of auction.

CLOSING COSTS: Closing costs will be split by buyer and seller, except standard title insurance, which will be paid by the Seller. Buyer pays for any lender expenses.

CLOSING LOCATION: To be determined on Purchase and Sale agreement.

TITLE INSURANCE: Standard title insurance will be paid by the Seller. Any extended policy (if available), difference will be paid for by Buyer.

TAXES: Taxes will be prorated to day of closing.

LIQUIDATED DAMAGES: If Buyer chooses not to close within the stated time herein and no extension has been granted by the Seller, the Buyer will forfeit all of the deposit. If such action occurs, Realty Auction Services has the right to disperse the deposit as stated in the listing agreement and the Buyer has no claims to such money or property being sold. Liquidated damages are to cover cost of auction, cost incurred by Seller, labor cost and additional cost of auction as not defined in this agreement. These liquidated damages do not restrict the Seller from suing the Buyer for performance damages and/or any additional damages the Seller suffers by the default of the Buyer.

BACK UP BIDS: If you are not the successful bidder on the real estate, and wish to make a back up bid in case of default by the high bidder, please see our staff Sales Agent to fill out a back up bidder contract.

ESCROW: All monies collected on sale day will be placed in an escrow account. Closing proceeds will be transferred to the escrow account of the closing agent as listed in the Purchase and Sale Agreement prior to closing.

POSSESSION: Purchaser shall receive possession on day of closing, unless specified otherwise on the Purchase and Sale Agreement.

BIDDER'S DUTY TO INSPECT: All information published, announced or contained herein was derived from sources believed to be correct; however, it is not guaranteed by the Seller, the Auctioneers or any other person or entity. Personal on-site inspection of all property by potential bidders is strongly recommended. All sales are subject to the terms and conditions contained herein. The failure of any bidder to inspect, or to be fully informed as to the condition of the property, will not constitute grounds for any claim or demand for adjustment or withdrawal of bid, offer or deposit money after its opening tender. This includes but is not limited to public information such as easements, restrictions, zoning, right-of-ways, CC&R's, HOA's or any other information that can be obtained as public record in the county courthouse or any municipal office concerning subject properties. Any and all announcements made from the auction stand take precedence over all other verbal, printed, announced and/or distributed information. Please note that you are bidding to purchase the property "As-Is, Where-Is with no guarantee or warranty.

Realty Auction Services is an agent of the Seller and their fiduciary duties of loyalty and faithfulness are owed to their client (the Seller).

AUCTION TERMS AND CONDITIONS (page 3)

For additional Auction or Real Estate information contact:

Auctioneer / Realtor:

Randy A. Wells, 208-699-7474
Realty Auction Services, LLC
Idaho Country Properties
21 Buckrun
Stevenson, Washington 98648
208-699-7474
Fax: 866-902-4747
randy@rasnw.com
www.RealtyAuctionServices.com

Co Real Estate Listing Agents:

Joel Elgee
Coldwell Banker Schneidmiller Realty
1924 Northwest Blvd.
Coeur d'Alene, Idaho 83814
office 208-664-1461
email joel@joelgee.com

Patrick Libey
Coldwell Banker Schneidmiller Realty
1924 Northwest Blvd.
Coeur d'Alene, Idaho 83814
208-669-2231
email pl@cbinw.com

Bidder Registration Form

Property Number: 120717

Bid # Assigned _____

Property Description: _____

Name: _____

Company Name: _____

Address: _____

Phone Number: _____ Cell Number _____

Fax Number _____ E-mail _____

The undersigned buyer/bidder makes an opening bid of \$ _____

I was provided a copy of the Auction Information Terms and Conditions at the time I registered and have read and understand the information as printed and since this is a timed event and takes place today, I forfeit any rights to rescind my bid for any reason after the close of the auction. Do not sign if you do not understand or agree with the Terms and Conditions of this Auction.

___ I am represented by a Real Estate agent at today's auction.

Agent/Broker name

Contact number

Brokerage

___ I am not represented by a Real Estate agent at today's auction.

Date: _____

Signature of Bidder

I certify that I have provided the registered bidder named above with a copy of this "Notice of Auction Information Terms and Conditions".

Signature of Auction Company representative

Realty Auction Services LLC

21 Buckrun

Stevenson, Washington 98648

randy@rasnw.com

208-699-7474

877-741-7474

Fax 866-902-4747

www.RealtyAuctionServices.com

Real Estate Auction Contract
Realty Auction Services LLC
P O Box 430 Athol, Idaho 83801
Purchase and Sale Agreement

December 7, 2017

Property #: 120717

Seller: _____

Buyer: _____

Buyers Address: _____

Buyers Contact Number: _____

The Listed buyer at auction agrees to buy the following property: _____

Property sold subject to existing and utility easements and Auction Terms and Conditions.
This sale is made upon the following terms:

Bid Price:	\$ _____
Buyers Premium:	\$ _____
Final Contract Price	\$ _____
Down Payment Deposit:	\$ _____

Balance Due at Closing \$ _____ (plus closing costs)

Note: If balance is not paid when due, deposit shall be retained as liquidated damages as per Auction terms and agreements, unless seller is unable to provide title. Buyer also acknowledges that Realty Auction Services is representing the seller in this transaction.

Buyer: _____

Buyer: _____

Auction Company Witness: _____

The above offer is accepted and I agree to furnish good and marketable title with such legal conveyance as necessary to complete this sale.

This 7th day of December, 2017

Seller: _____

Seller: _____

Witness: _____

Thank you for requesting this Property Information Packet. Please call or email one of our real estate professionals if you have any questions concerning this property, or contact me if you would like to learn more about the “Auction Method of Marketing”.

Sincerely,

Randy

Randy A. Wells, CAI, AARE
Realty Auction Services, LLC “NationWide”
21 Buckrun
Stevenson, Washington 98648
(208) 699-7474
(877)-741-7474
email: randy@rasnw.com
www.RealtyAuctionServices.com

**To book your Real Estate auction, call
Realty Auction Services “Nationwide”
Randy A. Wells, CAI, AARE, BAS, CES, GPPA
208-699-7474 877-741-7474
randy@rasnw.com
www.RealtyAuctionServices.com**

**A MarkNet Alliance Member Company
www.marknetalliance.com**