

The property is offered for sale at public auction by internet - online only bidding. The public auction will end Saturday August 30, 2025 at approximately 12 Noon CST . Please read and review terms and conditions along with the real estate auction sales contract thoroughly before bidding.

24 Subdivision lots selling as a whole. 5 Oaks Subdivision , Simmons Dr. , Shannon MS

All being in Lee County MS

Registration: You must fill out a bidders registration form and obtain a bidders number in order to bid. By filling out the registration card or bidders form you are agreeing to the terms of the auction and the sales contract and will be bound by both. Auctioneer will receive and accept bids from any competent adult who has properly registered and complies with the auction terms. Auctioneer may refuse a bid that is but a trifling advance over the prior bid or which contains conditions not acceptable to the auctioneer or sellers. Auctioneer reserves the right to expel a bidder or refuse registration to any person who is disruptive, non compliant, or has previously caused problems for the auctioneer or seller. No one can bid on behalf of another person unless approved by the auction company.

Contingencies: There will be no buyer contingencies attached to or included in the sale of this property, such as but not limited to Bank Financing or your ability to obtain or secure bank financing. There will be no inspection contingencies.

Agency: Kevin Glidewell of Pioneer Auction & Realty LLC is broker and auctioneer. MS lic. # 130, B11011

Due Diligence : Bidders must do due diligence on their own behalf to protect their own interest. Information given is believed to be correct but is not guaranteed. Property will be offered and conveyed in "as-is, where-is condition" with any and all faults. Neither the Seller or Pioneer Auction & Realty LLC has or will make any warranties or representation of any kind or character, expressed or implied, with respect to the property including, without limitation, any warranty or representations to the habitability, size, age, design, quality, zoning, condition of property, environmental status, pollutants, contaminants, or hazardous waste on the property, encumbrances, matters of survey or fitness for any specific purpose, all of which are expressly disclaimed. Buyer is buying property subject to the presence of exterior insulated finish systems, previous flooding, effect of or location within Mississippi State Tidelands or Federal Wetlands, or FEMA Flood Zone, EPA standards and regulations, the presence of expansive soils, and also any leases, covenants, and all regulations that may be found in public record or copy given at auction, whether it being city, state or government regulations, inspections, easements, or otherwise. The Buyer must conduct inspections of the property as it deemed necessary and/or appropriate and shall rely upon the same. Buyers and sellers shall hold harmless Pioneer Auction & Realty LLC, its employees and family from any disputes, litigation of matters pertaining to this property. The seller shall have no obligation to make repairs or replacements noted in any inspections made by or for the purchaser.

Deposit: The Successful Buyer shall immediately following the auction, pay Pioneer Auction & Realty llc a deposit of 10% and sign the real estate auction sale contract. Closing of property will take place within 45 days of auction. If for any reason the buyer does not close on the property within the time specified (45 days) contingent upon completion title commitment then your bid deposit will be forfeited.

Buyers Premium : a 10% buyers premium will apply to the successful bid to determine the final contract sales price.

Example: \$1,000. Bid price + 10 % buyers premium of \$100. = Total contract sales price \$1,100.

Title to Property: Buyers will be buying property with a merchantable title, free and clear of all liens. The real estate taxes will be current and prorated between buyer and seller as of the actual delivery of the deed.

Seller Closing Costs: Seller will be responsible for the cost of writing of the Warranty Deed, attorneys fees associated with the closing of the property.

Buyer Closing Costs: Buyer will be responsible for title examination, title opinion and title insurance if they elect to have this done. Buyer will be responsible for any loan documentation fees, inspection fees, appraisals, recording costs or any fees that are outside of the sellers expenses. (Page 1 of 2)

Possession: You will be given possession of property at closing. No Exceptions.

Order of Sale:

Bidders will be bidding on all 24 tract as a whole.

Miscellaneous: The terms of the auction and auction contract shall bind bidders and sellers, their agents, assigns, family, beneficiaries, brokers, directors, heirs, officers, representatives, shareholders and successors in interest.

Disclaimer: All information contained herein is believed to be correct to the best of the auctioneers knowledge. Buyers are not relying on any information given by broker or brokers employees, agents or family as to the condition or merchantability of the property and buyer must do due diligence in their decision to purchase the property. Bidders will be participating in the auction at their sole risk. Participant is responsible for all liability, damages and/or costs directly or indirectly arising from Participant's inspection, visit, or investigation of the Property. Participant agrees to indemnify, defend and hold harmless Seller and Pioneer Auction & Realty LLC from any such liability, damages and/or costs, and to maintain all applicable policies of insurance insuring over such liability, damages and/or costs. Pioneer Auction & Realty LLC, its employees or family are not responsible for accidents or injuries of any kind. Neither Seller or Pioneer Auction & Realty LLC make or have made any warranties or representations as to the status of any gas, mineral or oil rights pertaining to the property. The seller(s) agree to convey any interest they may have in such rights.

The plats, maps drawings, sketches, aerial maps etc. given to you or observed by you on the internet or printed material are used as a guide and illustration purposes only. Pioneer Auction & Realty LLC is not responsible for misprinted material or information contained in said printed material.

Internet Bidders will be participating in this auction through the Internet or Phone APP Bidding Platform located on Pioneer Auction & Realty Website. Internet bidders will follow all guidelines listed in the terms and conditions. Should an internet bidder be the successful highest bidder you will be required to sign an Auction Contract within 4 hours of the close of auction and deposit with auction company the required 10% deposit within 24 hours of auction ending. Wiring instructions for said deposit will be emailed to you. By bidding on the property or placing a bid you are confirming you have inspected the property and are agreeing to the terms of auction and sales contract and will comply to the terms of auction. Internet bidders must pre register online with instructions given on website or app. Internet bidders must submit a credit card number for a bid deposit of \$10.00 which will be returned at auction end. **This deposit is considered the buyers premium and is contract deposit.**

Disclosure to Internet Bidders. Pioneer Auction & Realty LLC, Their Employees, The Owner(s) of the property being sold do not guarantee the online bidding platform or bidding application will work properly on the day of auction and will not be held liable for any claim or loss should failure of online bidding platform, loss of internet signal, missed or slow bids occur.

Risk of Loss: Any risk of loss by fire or property damage is the responsibility of the seller until title is conveyed.

All final bids must be approved by the sellers before property will be declared sold. Said approval will be declared immediately following the conclusion of auction.

ALL BIDDERS ARE AGREEING TO THE TERMS OF AUCTION AND REAL ESTATE AUCTION SALES CONTRACT BEFORE BIDDING

ANNOUNCEMENTS MADE DAY OF AUCTION SHALL SUPERCEDE ALL OTHER INFORMATION WHETHER IN PRINT, VERBAL OR ON THE INTERNET

By inspecting property, attending auction or entering property at any time You will be entering at your own risk. Pioneer Auction & Realty LLC, their employees, the Sellers or families are not responsible for accidents or injury of any kind.

We at Pioneer Auction & Realty LLC want to wish you good luck on your bidding.

Kevin Glidewell Broker/ Owner/Auctioneer MS Auction Lic. # 130, B11011

(Page 2 of 2)