OLERUD AUCTIONS / NEXTHOME PRIME REAL ESTATE

Real Estate Auction Terms & Conditions

Property Address: 807 Main St, Wilton, WI

Auction Date: Friday, December 4, 2026

Auction Time: 2:00 PM

Terms of Sale

1. **Property Condition:** The property is being sold **"AS IS, WHERE IS"**, with no warranties or guarantees expressed or implied by the seller.
2. **Earnest Money:** A $5,000 earnest money deposit is required on the day of the auction from the successful bidder. The deposit will be credited toward the purchase price at closing.
3. **Closing:** Closing must take place within 40 days of the auction date, unless otherwise agreed upon in writing by the buyer and seller.
4. **Financing:** Buyers may obtain financing to complete the purchase. However, **the sale will not be contingent upon the buyer obtaining financing.**
5. **Appraisal Contingency:** The seller will allow an appraisal contingency if needed by the buyer, subject to terms agreed upon in writing in the purchase agreement.
6. **Seller's Rights:** The seller reserves the right to accept, reject, or counter any and all bids.
7. **Purchase Agreement:** The successful bidder will be required to sign a written purchase agreement on the day of the auction.
8. **Auction Announcements:** Announcements made on the day of the auction take precedence over previously advertised terms.

Closing Deadline: January 13, 2027

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