

7376 Savannah Hwy, Neeses, SC 29107 · APN: 0056-00-07-003.000 · Online Auction:  
June 7-17, 2026

## EXHIBIT "A" Terms and Conditions

7376 Savannah Hwy | Neeses, SC 29107 | APN: 0056-00-07-003.000

**IMPORTANT: IF YOU DO NOT HAVE THE FUNDS TO PURCHASE THIS PROPERTY, PLEASE DO NOT BID. This sale is NOT contingent on financing, inspection, or any other condition. By bidding, you are entering a legally binding agreement.**

### **Agency**

RealBids.co and Bluefield Realty Group, LLC are agents of the Seller in this transaction. The Bidder acknowledges receipt of the South Carolina Disclosure of Real Estate Brokerage Relationships form and has read and understood said disclosure. The Bidder is considered a Customer of the Auctioneer and the Auctioneer will not act as Bidder's agent. Auctioneer will receive valuable consideration for its efforts as agent in this transaction from the Seller.

Auctioneer will not discriminate based on race, color, creed, religion, sex, national origin, age, handicap, or familial status and will comply with all applicable federal, state, and local fair housing and civil rights laws.

### **Registration & Proof of Funds**

All Bidders must register at **RealBids.co** prior to placing any bid. By registering and bidding, Bidder acknowledges that he/she has read and agrees to these Terms and Conditions and the Contract Package. Bidder agrees to sign the Contract of Sale and all related documents, pay the required Earnest Money Deposit, and close the transaction if determined to be the highest Bidder.

**Proof of Funds is required before bidding access is granted.** Acceptable proof of funds includes a current bank statement, brokerage statement, or letter from a financial institution evidencing sufficient liquid assets to complete the purchase. All proof of funds documents will be reviewed and approved by RealBids.co prior to activation of bidding privileges. Submission of proof of funds does not guarantee approval.

### **Online Bidding**

This is an online timed auction. There will be no live auction event. All bids must be placed online at **RealBids.co**. The Auctioneer is not responsible for malfunctions or system errors which cause a bid or Bidder to fail to be recognized or registered.

**This is a Reserve Auction.** The minimum/reserve bid is **\$84,000**. The Seller is not obligated to sell below this amount. If the reserve is not met, the Seller reserves the right to accept or reject the highest bid at their sole discretion.

## **Bidding Increments**

The following bid increments apply throughout the auction:

<b>BID RANGE</b>	<b>INCREMENT</b>
\$100.00 - \$1,000.00	\$50.00
\$1,000.01 - \$5,000.00	\$100.00
\$5,000.01 - \$25,000.00	\$250.00
\$25,000.01 - \$50,000.00	\$500.00
\$50,000.01 - \$150,000.00	\$1,000.00
\$150,000.01 - \$250,000.00	\$2,500.00
\$250,000.01 - \$1,000,000.00	\$5,000.00
\$1,000,000.01 +	\$10,000.00

## **Maximum Bid**

When placing a Maximum Bid, the online bidding system will enter your bid as the next required increment and continue bidding on your behalf up to your stated Maximum Bid. You may win the auction for less than your Maximum Bid if no other bidder surpasses it.

## **Extended Bidding**

All auctions have an extended bidding feature. If any bid is placed within the final four (4) minutes of the scheduled closing time, the auction will automatically extend by four (4) minutes. Extended bidding continues until no bid is received within a four (4) minute period.

## **Buyer's Premium**

A Buyer's Premium of **seven percent (7%)** of the Winning Bid will be charged by RealBids.co as a platform/technology fee. The Buyer's Premium is a separate fee paid directly to RealBids.co and is *not* part of the brokered Contract Sales Price. Broker commissions are calculated on the Winning Bid (Contract Sales Price) only.

**Example (at reserve):** Winning Bid / Contract Sales Price \$84,000 + RealBids.co Buyer's Premium (7%) \$5,880 = **Total Due from Buyer \$89,880**

## **Contract Execution**

Within two (2) hours of auction close, a Contract of Sale and all required documents will be emailed to the address provided at registration. The winning Bidder has twenty-four (24) hours from the conclusion of the auction to return all executed documents along with the required Earnest Money Deposit. Earnest Money will be applied toward the purchase price at closing.

Acceptable methods for Earnest Money: Cash (in person), certified funds, personal or company check (with prior approval), or wire transfer. Credit cards are not accepted for Earnest Money Deposits.

## **Earnest Money Deposit**

The Earnest Money Deposit is **\$5,000.00** (or full purchase price if less). The EMD will be held in escrow and applied toward the purchase price at closing. The EMD is not an "option" payment — there are no contingencies.

### **Failure to Execute**

If the winning Bidder fails to return the executed Contract of Sale and pay the required Earnest Money Deposit within twenty-four (24) hours from the conclusion of the auction, Bidder will be considered in default. At the discretion of the Auctioneer, a penalty of up to \$2,500.00 may be charged to the credit card provided at registration. Payment of the penalty does not waive any other remedies available to the Seller.

### **No Contingencies**

This property is being sold for cash. There are no contingencies for financing, inspection, repairs, or any other conditions. Bidders may use a lender but are strongly encouraged to secure financing prior to bidding. The sale will not be contingent on Buyer's ability to obtain financing.

### **Closing**

The balance of the Contract Sales Price is due on or before the closing date designated in the Contract of Sale. The Seller reserves the right to extend the closing date by up to thirty (30) additional days if necessary. The closing will occur remotely — there is no closing you need to attend. Closing instructions and wire transfer details will be emailed to the winning Bidder from the Closing Attorney's office.

Purchaser is responsible for all closing costs associated with Purchaser's attorney, title search, wire transfer fees, and other customary closing costs. The Deed will be furnished by Seller; deed preparation and transfer stamps are paid by Seller and reimbursed by Buyer at closing.

### **Default**

In the event Purchaser fails to comply with the terms of the Contract of Sale and close by the scheduled closing date, the Earnest Money Deposit will be forfeited, the contract will be canceled, and Purchaser will have no further right or interest in the property. Forfeiture of the EMD does not affect any other remedies available to Seller.

### **Title & Deed**

The property will be conveyed by **Full Covenant and Warranty Deed**. No title search has been conducted by the Seller or Auctioneer. Title insurance may or may not be available — Buyer should consult their own attorney. Buyer is strongly encouraged to conduct a title search prior to bidding.

It is understood that the property is subject to all reservations, easements, rights of way, and restrictive covenants of record or on the premises, and to all applicable government statutes, ordinances, rules, and regulations.

### **Property Sold "As Is / Where Is"**

The property will be sold on an "as is, where is" basis with all faults, whether known or unknown, presently existing or hereafter arising. Seller and Auctioneer make no representations or warranties of any kind, express or implied, regarding the condition, value, merchantability, zoning, fitness, or suitability of the property for any purpose whatsoever. Bidder is relying solely on Bidder's own investigation of the property.

### **Property Taxes & Rollback Taxes**

Property taxes for 2026 will NOT be adjusted or prorated as of the date of closing. **Buyer is responsible for all 2026 property taxes.** Seller will be responsible for all 2025 and prior year property taxes. If the property is subject to rollback taxes (e.g., conversion from agricultural use), Buyer is responsible for those rollback taxes.

### **Possession**

Possession of the property will be given to Purchaser at closing.

### **Bidding Errors**

If you mistakenly place a bid in error, contact RealBids.co immediately by email. No bid reversal will be made if it has caused another Bidder to be outbid. No bids will be reversed after the auction has begun to close, with no exceptions.

**Technical Issues**

In the event of server, software, or other technical difficulties, RealBids.co reserves the right to extend, continue, or close the bidding at its discretion. Neither RealBids.co nor any affiliated software or service provider shall be liable for a missed bid or failure of the software to function properly.

**Indemnification & Release**

Purchaser, and anyone claiming by, through, or under Purchaser, hereby fully releases Seller, Auctioneer, and their respective employees, officers, directors, representatives, and agents from any and all claims arising from or related to any construction defects, errors, omissions, or other conditions, including environmental matters, affecting the property.

**Disclaimer**

All information published, announced, or contained herein was derived from sources believed to be accurate; however, neither Seller nor Auctioneer guarantees it. Bidders are strongly encouraged to physically inspect the property and examine all documents. Failure to inspect or to be fully informed as to the condition of the property does not constitute grounds for any adjustment, withdrawal, or refund after bidding.

**Binding Contract**

By bidding, Bidder enters a binding contract. There are no refunds, bid cancellations, or retractions. Any Bidder who fails to comply with these terms, sign the Contract of Sale, pay the Earnest Money Deposit, and close the transaction will be banned from future RealBids.co auctions and may be subject to civil and/or criminal liability.

----- Authorized Signatures -----

Purchaser Signature

Seller / Authorized Representative

\_\_\_\_\_  
Printed Name · Date

\_\_\_\_\_  
Printed Name · Date

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**RealBids.co**  
Brokered by: Bluefield Realty Group, LLC  
Powered by: Birddog Holdings

7376 Savannah Hwy, Neeses, SC 29107  
APN: 0056-00-07-003.000  
Orangeburg County, SC  
*Exhibit "A" — Incorporated into Contract of Sale*

AGENT & AUCTIONEER  
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