

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

ILLUSTRATIVE EXAMPLE — BASED ON \$84,000 RESERVE (STARTING BID)

Starting / Reserve Bid: **\$84,000** · Buyer's Premium: 7% · Listing Commission: 3% · No Buyer Agent Commission

Note: Actual figures will vary based on the winning bid amount. This example uses the \$84,000 reserve price as the baseline.

BUYER'S CLOSING COST SHEET

Winning Bid / Contract Sales Price **\$84,000.00**

RealBids.co Buyer's Premium (7% — platform fee) **\$5,880.00**

Total Amount Due from Buyer \$89,880.00

Less: Earnest Money Deposit (paid at auction close) **-\$5,000.00**

ADDITIONAL CLOSING COSTS (Buyer Pays)

Reimburse Seller's Attorney Fees *[TBD — confirm w/ closing atty]*

Deed Recording Fee **\$22.00**

Deed Recording Stamps (\$3.70 / \$1,000 on \$84,000) **\$310.80**

Buyer's Attorney Fees (if using own atty) *[Buyer's own cost — varies]*

Wire Transfer Fee (if applicable) *[Typically \$25-\$50]*

TOTAL DUE AT CLOSING (Est.) ~\$85,213 + atty fees

= Total Due (\$89,880) – EMD (\$5,000) + Recording Stamps (\$310.80) + Recording Fee (\$22). Buyer's Premium is a RealBids.co platform fee — separate from brokered sales price. Excludes buyer's attorney fee and wire charges.

SELLER'S NET SHEET

Contract Sales Price (Winning Bid) **\$84,000.00**

DEDUCTIONS FROM SELLER PROCEEDS

Listing Agent Commission (3% of \$84,000) **-\$2,520.00**

Seller's Attorney / Closing Fees *[TBD — confirm w/ atty]*

Deed Preparation Fee *[Included in atty fee]*

2025 & Prior Property Taxes (if unpaid) *[See Tax Card]*

Any Outstanding Liens / Encumbrances *[Verify via Title Search]*

ESTIMATED NET TO SELLER ~\$81,480 – costs

= Contract Sales Price / Winning Bid (\$84,000) – listing commission (\$2,520.00) – closing costs (TBD). Buyer's Premium is a RealBids.co platform fee and is not included in the brokered sales price. No buyer agent commission — unrepresented buyer. Final net will vary based on actual closing costs, liens, and taxes.

CLOSING COST REFERENCE — ALL SCENARIOS

ITEM	WHO PAYS	AMOUNT	NOTES
Buyer's Premium	Buyer	7% of Winning Bid	RealBids.co platform fee — paid to platform, not broker. Separate from brokered Contract Sales Price.
Earnest Money Deposit	Buyer	\$5,000.00	Applied toward purchase price at closing
Deed Recording Fee	Buyer	\$22.00	Per parcel; standard Orangeburg County fee
Deed Recording Stamps	Buyer	\$3.70 / \$1,000	Based on Contract Sales Price (winning bid only — Buyer's Premium excluded)
Seller's Attorney Fees	Buyer (reimburse Seller)	[TBD]	Confirm with RealBids.co closing attorney
Listing Agent Commission	Seller	3.0% of Winning Bid (Contract Sales Price)	Paid to Bluefield Realty Group at closing. Buyer's Premium excluded from commission base.
2025 Property Taxes	Seller	[Per Tax Card]	Seller pays all taxes through 2025
2026 Property Taxes	Buyer	[Year-End Bill]	Not adjusted at closing; buyer responsible for full year
Rollback Taxes (if applicable)	Buyer	[If triggered]	Applies if land is converted from agricultural use
Buyer's Attorney Fee	Buyer	[Buyer's own cost]	Buyer may choose to use own attorney

How Commissions Are Calculated: The Listing Agent Commission (3%) is calculated on the *Winning Bid / Contract Sales Price* (\$84,000) only. The Buyer's Premium (7%) is a RealBids.co platform fee paid directly to the platform — it is *not* included in the brokered sales price and is not subject to broker commission. No buyer agent commission applies — this sale assumes an unrepresented buyer. This is consistent with the Bluefield Realty Group Listing Agreement signed 06/01/2026.

Important: This Proceeds Breakdown is for informational purposes only. Actual net proceeds and closing costs may vary. Sellers and Buyers are encouraged to consult with their own legal and financial advisors prior to the auction. RealBids.co and Bluefield Realty Group, LLC make no representations or warranties as to the accuracy of these projections.

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