

**Schuyler County
Real Property Tax Title Auction
Terms & Conditions**

1. The seller reserves the right and to add or delete any parcel before or during the auction.
2. The seller is selling its right and title to each property only by a quitclaim deed.
3. All properties sold "AS IS—WHERE IS" and subject to all terms and conditions of the annexed sample "Sale Bid form ("Schedule 1-B"), including but not limited to "NO WARRANTY, RESEARCH BEFORE YOU BID." All parcels are sold subject to any outstanding taxes due from other tax authorities. Bidders are responsible for obtaining details from villages, cities, districts, schools, state, federal, and other entities. Any promotional tools, such as slides, tax maps, etc., are for informational purposes only. Seller neither guarantees nor warranties anything as to location, dimensions, parcel use or size.
4. A minimum deposit of 10% of the knockdown bid or \$100.00, whichever is greater, will be collected immediately after the auctioneer declares the parcel "SOLD".
5. Each successful bidder must sign and submit a completed "SALE BID FORM: TO THE COUNTY OF SCHUYLER" (Sample Annexed as "Schedule 1-B") at the time the deposit is collected.
6. All properties are sold subject to subsequent County Legislature confirmation.
7. Balance of the purchase price must be paid to the Schuyler County Treasurer's Office not later than 30 days after Legislature's notification of approval.
8. Failure to close as set forth above will result in buyer's loss of deposit. Seller is not responsible for payment of interest on deposit, whether closed or not.
9. Buyer's deposit shall be made in cash, certified check, or personal check accompanied by irrevocable bank letter of credit.
10. Bidders at this auction sale may not have delinquent taxes due on any other parcel owned by them or in which they have an interest personal, corporate or otherwise in Schuyler County.
11. Anyone wishing to obtain a buyers' number must sign a disclaimer stating that he/she will not bid on behalf of any party who has let his/her property go for taxes.

12. Any buyer who successfully bids on his/her own property must pay at least full value of unpaid taxes plus interest, plus auctioneer's fee of 4.5% of contract amount.
13. Employees of Schuyler County are not eligible to bid at auction.
14. All buyers must hold a buyer's number.
15. All buyers must show acceptable identification ("ID").
16. All decisions regarding disputes shall remain totally within the auctioneer's discretion.
17. The auctioneer reserves the right to reject any bid that is not an appreciable advancement over the preceding bid.
18. The auctioneer and the seller shall remain forever immune from any and all liability concerning any personal injury or property damage occurring before, during or after the auction no matter what the cause.