Auction Terms and Conditions

971 Mount Eyre Road
Washington Crossing, Pennsylvania 18977

By registering as a buyer and/or bidder on the property, you agree to these Terms and Conditions.

The live real estate auction will be held on Saturday, December 5, 2026 at 11am. On location bidding is available at the time of the auction. Online bidding is available starting on Monday, November 2 through the live auction happening at 11am on Saturday, December 5. The auctioneer will stream live from https://auction.hkkeller.com/auctions/183/simulcast to sell the property.

The property will be conveyed free and clear of monetary liens, except those expressly assumed by Purchaser, and subject to the well-related rights, restrictions, and obligations described below.

The well serving 971 Mount Eyre Road is owned by the Seller but is located on land owned by the neighboring property owner at 102 Bruce Road. Seller's ownership interest in the well and associated easement rights are included in the sale, subject to the Settlement Agreement and Mutual Release dated August 31, 2021, and the related Declaration of Easement, Covenants and Restrictions. Buyers have the opportunity to review the governing documents before bidding. Those documents control over any summary in the auction materials.

A Sunoco petroleum pipeline release occurred in the surrounding Mount Eyre neighborhood. The property is outside the designated 500-foot filtration installation buffer zone. Laboratory testing of the property's untreated well water in 2025 found no detectable levels of the petroleum-related contaminants tested, within the laboratory detection limits stated in the reports. Sunoco funded the installation of a point-of-entry water treatment (POET) system for the property.

Information concerning the incident, the 2025 water testing reports, and the treatment system is available upon request. By bidding, Bidder acknowledges having had the opportunity before bidding to request, obtain, and review these materials with qualified professionals of Bidder's choosing. Any ongoing servicing or maintenance benefits for the POET system are subject to applicable program terms and confirmation of transferability.

The property is offered with no warranties or guarantees in "As-Is" condition with all faults and defects. The sale is not subject to any contingency, including mortgage or inspection contingencies. Purchaser understands that any required or needed repairs, inspections, surveys, or permits are strictly and solely Purchaser's expense and obligation. Access to the neighboring property must comply with the governing well documents or be separately authorized by its owner.

There is a 10% buyer's premium paid by the buyer on the winning bid. The winning bid plus the

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10% buyer's premium will comprise the total purchase price.

The real estate transfer taxes will be calculated on the total purchase price. The buyer pays all transfer taxes.

The property taxes are estimated to be $8,326 for the current tax year.

Any personal property remaining on the property at settlement transfers with the real property.

The property is being offered with a reserve and will be sold subject to seller's confirmation.

The winning bidder will pay a $50,000 down payment and sign the Purchase Agreement and Seller's Property Disclosure Statement at the conclusion of the auction.

Balance due at settlement. Settle on or before Friday, January 22, 2027.

If the purchaser fails to comply with the terms and conditions of this auction or the purchase agreement, the seller may retain the deposit as liquidated damages, and may proceed to make a resale of the property, either at public or private sale.

The seller and/or H.K. Keller has the right to reject any bids.

Only the registered bidder, POA or contracted agent may bid using the registered account, unless arrangements with H.K. Keller have been made.

If you are an online bidder and your bid wins the property, we will give you call regarding collecting the down payment as well as email a Purchase Agreement and Seller's Property Disclosure Statement to sign electronically or to print, sign, scan and return via email. These documents should be completed and returned within two hours.

Online bidders will have 24 hours from the conclusion of the auction to pay the down payment via wire transfer or cashier's check unless prior arrangements have been made with the H.K. Keller.

The signed Bidder Registration Form must be submitted to H.K. Keller by 5am on Auction Day, Saturday, December 5, for a brokerage representation to be acknowledged. All bidders whether in person or online must complete the form. Please email the completed form to info@hkkeller.com.

Technical Issues: Neither the company providing the software nor the auction company shall be

held responsible for a missed bid or the failure of the software to function properly for any reason. In the unfortunate event of a DDOS attack or server attack/shut down, the auction company reserves the right, but is not required, to extend bidding time. To minimize the chance of being affected by internet or software issues, please use the “Max Bid” feature. Please contact Mike Keller at 717-725-2487 if you need assistance with the online bidding platform or need to bid over the phone.