

PERSONAL PROPERTY AUCTION SALE AGREEMENT

Date _____ / _____ / 20 _____

In consideration of the mutual promises and undertakings of the parties, this Personal Property Auction Sale Agreement (hereafter "Agreement") is entered into this ___ day of _____, 20__ between United Country Real Estate and Auction Service, LLC (hereafter "Auctioneer") and _____ (hereafter "Seller"), who is the Owner of the property to be sold or the Owner's authorized agent or consignee, have agreed as follows:

1. I (We) _____, owners, or agents of the owners, ("OWNERS") hereby grant unto Auctioneer the exclusive right and authority to sell the following personal property described generally as: _____

_____ and described more fully in the schedule attached hereto and made a part hereof at PUBLIC AUCTION on the ___ day of _____, 20__ for the highest or best bid.

2. Said PUBLIC AUCTION shall be conducted at _____
 City of _____ County of _____ State of _____.

3. Said PUBLIC AUCTION shall be conducted as a: LIVE AUCTION: _____; ONLINE AUCTION: _____ (initial one)

a) RESERVE AUCTION. A RESERVE AUCTION means an auction in which the seller or an agent of the seller reserves the right to establish a stated minimum bid, the right to reject or accept any or all bids, or the right to withdraw the real or personal property at any time prior to the completion of the auction by the auctioneer. Further, if disclosed to the other bidders, the owner may bid on his own items. (Subject to bid rigging restrictions, see clause 9)

b) ABSOLUTE AUCTION. An ABSOLUTE AUCTION means an auction of real or personal property to which all of the following apply:

- (1) The property is sold to the highest bidder without reserve.
- (2) The auction does not require a minimum bid.
- (3) The auction does not require competing bids of any type by the seller or an agent of the seller.
- (4) The seller of the property cannot withdraw the property from auction after the auction is opened and there is public solicitation or calling for bids,
- (5) Except for current tax obligations, easements, or restrictions of record of the seller, there are no liens or encumbrances on the property in favor of any other person. OR Every holder of a lien or encumbrance, by execution of the auction contract or other written agreement provided to the auctioneer, agrees to the absolute auction without regard to the amount of the highest bid or to the identity of the highest bidder. OR A financially sound person, firm, trust, or estate, by execution of the auction contract or other written agreement provided to the auctioneer, guarantees the complete discharge and satisfaction of all liens and encumbrances, as applicable, immediately after the absolute auction or at the closing without regard to the amount of the highest bid or to the identity of the highest bidder.
- (6) The seller of the real or personal property at the time of advertising and at the time of the absolute auction has a bona fide intention to transfer ownership of the property to the highest bidder regardless of the amount of the highest bid and without reliance on any agreement that a particular bid or bid level be attained in order to transfer the property.

c) ESTATE AUCTION. An ESTATE AUCTION means the auction of real or personal property of a deceased person. This Estate auction shall be conducted as a (select one) Reserve Auction or an Absolute Auction in accordance to the definitions listed above. I hereby affirm that I am the fiduciary appointed by the _____ county probate court for the estate of _____, Probate Case Number _____.

4. I (We) represent that I (We) have full power and authority to sell such personal property and that the said property is free and clear of all liens and encumbrances except as follows (If none - state none):

ITEM(S)	LIEN/ENCUMBRANCE	BALANCE DUE
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

5. I (We) agree to pay Auctioneer a commission of _____ percent of the gross proceeds of such sale of items on schedule ____ and _____ percent of the gross proceeds of such sale of items on schedule _____ with a minimum commission of \$ _____. Seller also is informed that Auctioneer, at its sole discretion, can charge a buyer's premium in addition to the seller's commission that is being charged. This applies to the online sales mainly.

The above commission (____) does (____) does not include charges for advertising, auction set up, clerk/cashier, and other charges specified below. If the commission DOES NOT include such charges, the following is an itemization of such charges, which Owner shall be liable for in addition to the commission:

	Charge:
Advertising	\$ _____
Rentals	\$ _____
Auction set up (labor)	\$ _____
Clerk/Cashier	\$ _____
Other (Please specify)	\$ _____
_____	\$ _____
_____	\$ _____

6. I (We) agree to pay for the following expenses: _____

7. I (We) (_____) Agree (_____) Do not agree to allow Auctioneer, his or its employees, and assigns the right to accept ABSENTEE BIDS at this auction. ABSENTEE BIDDING means a method by which a potential purchaser authorizes a proxy to place on behalf of the potential purchaser a written or oral bid to an auctioneer or auction firm or an agent of an auctioneer or auction firm. I (We) also acknowledge that it is the policy of Auctioneer to treat an absentee bid as if the potential purchaser was actually at the auction and therefore Auctioneer will not artificially inflate the gavel price to reach the potential purchaser's maximum bid.

8. I (We) (_____) Agree (_____) Do not agree to allow Auctioneer, his or its employees and assigns the right to bid at this auction. I (We) also acknowledge that it is the policy of Auctioneer to treat an associates bid as if the bidder was not an associate but simply another potential purchaser, I (We) acknowledge that Auctioneer is at all time to act as an agent of the seller.

9. I (We) agree to not knowingly participate in BID RIGGING. BID RIGGING means a conspiracy between auctioneers, apprentice auctioneers, special auctioneers, any participants in an auction, or any other persons who agree not to bid against each other at an auction or who otherwise conspire to decrease or increase the number or amounts of bids offered at auction.

10. I (We) (_____) Agree (_____) Do not agree to allow Auctioneer the right to negotiate private sales of unsold items which were previously offered for sale at the auction for a period of 24 hours after the close of the auction. The proceeds of any such sale will be combined with the proceeds from the auction.

11. I (We) agree that auctioneer's commission and all expenses incurred for advertisement, promotion, and conducting of said Auction as above agreed, shall be first paid from the proceeds realized from said auction before the payment and satisfaction of any of the above described liens or encumbrances. I (We) further agree that any checks made payable to United Country Real Estate and Auction Services, LLC are taken subject to collection, for which I (We) am primarily responsible, and that I (We) indemnify and save harmless Auctioneer, his or its employees against any loss caused by the inability to collect any checks or debts for unpaid auction items. Brokerage will not be held financially responsible for returned checks or unpaid debts and will not disburse any funds related to the auction until all checks related thereto have cleared the respective bank(s) upon which they are drawn.

12. I (We) agree that Auctioneer will remit to me (us) ninety percent of the expected net proceeds of this auction within ten days after the conclusion of the auction and the balance of the net proceeds within thirty days of the conclusion of the auction.

13. I (We) agree that Auctioneer will return any unsold property to me (us) within _____ days after the conclusion of the auction.

14. I (We) agree not to sell or remove any of such property from premises after date of this contract.

15. Further Conditions: (If none - state none) _____.

16. I (We) further agree to indemnify and save harmless Auctioneer, his or its employees, against any and all claims, demands, action or causes of action whatsoever in any manner arising by the execution of this contract.
17. I (We) have read the foregoing contract and agree to the conditions thereof; no modification of this agreement shall be effective unless made in writing and signed by the parties hereto. I (We) hereby acknowledge receipt of a copy of this agreement and attached schedule.
18. It is agreed that this contract shall be binding upon the undersigned, and the separate heirs, administrators, executors, assigns and successors in interest of the undersigned.
19. _____ as Auctioneer(s) for United Country Real Estate and Auction Services, LLC are licensed by the Ohio Department of Agriculture and is bonded by the state of Ohio under the auction recovery fund.
20. In witness whereof the parties have hereunto executed this contract in duplicate on the date set forth above.

Owner _____ Phone _____ Address _____

Owner _____ Phone _____ Address _____

(FOR ABSOLUTE AUCTIONS FOR LIEN OR ENCUMBRANCE HOLDERS ONLY, as referenced in Clause 3 b) 5 above.)

_____ Phone _____ Address _____
 (Print Name of Lien or Encumbrance Holder)

By signing below, I hereby acknowledge and agree to the absolute auction without regard to the amount of the highest bid or the identity of the highest bidder.

 (Signature)

(GUARANTEE FOR ABSOLUTTE AUCTIONS BY FINANCIALLY SOUND PERSON, FIRM TRUST OR STATE ONLY, as referenced in Clause 3 b) 5 above.)

_____ Phone _____ Address _____
 (Print Name)

By signing below, I hereby acknowledge and agree to GUARANTEE the complete discharge and satisfaction of all liens and encumbrances, as applicable, immediately after the absolute auction without regard to the amount of the highest bid or the identity of the highest bidder.

 (Signature)

ACCEPTED

Accepted United Country Real Estate and Auction Services

By _____ Auctioneer/Broker

Telephone Number: _____

Auctioneer(s): _____

Apprentice Auctioneer: _____