



JOHNSON PROPERTIES REALTORS & AUCTIONEERS, INC.

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Mann Property Owners, LLC Tuesday, March 30, 2010, 6:00 PM

AUCTION TERMS AND CONDITIONS

Each successful high bidder shall sign a bid acknowledgment agreement immediately following the fall of the gavel. A 6% buyer's premium will be added to the successful bidder's high bid and will be included in the total contract purchase price. A non-refundable earnest money deposit of 10% of the contract purchase price is required at the conclusion of the auction. Final settlement will occur within 30 days of the auction (April 30, 2010). All taxes are to be prorated as of the date of closing. Time is of the essence. Buyer's inspection prior to purchase is encouraged. All property is being sold "as is, where is, with no warranties either written or implied." Under Title X, the purchaser of a single family residence built prior to 1978 has a maximum of 10 days to conduct a risk assessment or inspection of the property for the presence of lead-based paint and/or lead-based paint hazards beginning March 15, 2010.

Location: Ebenezer Church Rd
Coats, Harnett County, NC

Location: Stewart St (NC 27)
Coats, Harnett County, NC

County Tax Rate: 0.725 per hundred valuation

City Tax Rate: 0.55 per hundred valuation

Fire District Tax Rate: 0.08 per hundred valuation

County Tax Rate: 0.725 per hundred valuation

Fire District: Grove

Fire District Tax Rate: 0.08 per hundred valuation

Zoning: RA-30 (1.98± AC)
RA-20M (51.99± AC)

Fire District: Grove

Zoning: RA

Schools: Coat Elementary
Coats Erwin Middle
Triton High

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Coats Erwin Middle
Triton High

Utilities: Harnett County Water
Available

Utilities: City Water & Sewer Available

Recorded Map: Book 2010, Page 230 & 232

Recorded Map: Book 2009, Page 838

Lot 1: 1.64 AC
Lot 2: 1.79 AC
Lot 3: 2.28 AC
Lot 4: 1.15 AC
Lot 5: 3.23 AC
Lot 6: 11.86 AC
Lot 7: 10.68 AC
Lot 8: 12.21 AC
Lot 9: 11.51 AC

Lot 10: 3.55 AC