

MAY AND PARMAN AGENCY, INC.
AUCTION PURCHASE CONTRACT

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The MAY AND PARMAN AGENCY, INC. ("Agent"), Carrie & Steve Rafferty ("Seller(s)") (whether one or more), has this day sold to Buyer(s) named below, at auction, the real estate located Cave Rd. Campbellsville, Kentucky, being **a part of Deed Book 179 Page 620 in the Taylor County Court Clerk's Office, described as Tract #1 being 27.46 acres m/l.** The bid price was _____ . The 10% buyer's premium was _____ and the total sales price was _____. The sale was subject to the Terms and Conditions of Sale announced by the Agent and Buyer(s) acknowledges having heard and understood the same and agrees to comply with them. Buyer(s) acknowledges receipt of a copy of said Terms and Conditions of Sale (attached hereto) and receipt of a copy of one pamphlet Protect Your Family from Lead in Your Home, if applicable. An unencumbered marketable title to the Property shall be conveyed to Buyer by deed of general warranty with the usual covenants such as any national title company will insure. Buyer(s) herewith makes a down payment of _____ which is 20% of the total sale price. Closing shall be on or before **May 27, 2025**, and Buyer(s) understands that time is of the essence. In the event of default by Buyer(s), Seller(s) may retain the entire down payment as liquidated damages, may apply the down payment to the total sale price and still require specific performance by Buyer(s), or may pursue any other available legal remedies. In the event of default by Buyer(s), should Seller(s) initiate legal action against Buyer(s), Buyer(s) jointly and severally agree to pay Seller(s)'s attorney fees and court costs. In event of default by the Buyer(s) said defaulting party or parties agree to pay May and Parman Agency Inc. any lost revenue, legal cost and expenses of sale. Taxes for 2025 will be pro-rated, if sold to more than one buyer, taxes will be on shared basis on percentage of purchase price to total sales price and buyer(s) to pay their share of 2025 taxes at closing.

RISK OF LOSS OR DAMAGE: No improvements

This 26th day of **April, 2025**.

_____ Buyer	_____ Date	Street _____
		City _____
		Phone _____
_____ Buyer	_____ Date	
_____ Seller	_____ Date	Street _____
		City _____
		Phone _____
_____ Seller	_____ Date	
_____ Seller	_____ Date	

MAY & PARMAN AGENCY, INC.

By _____
Auctioneer/Broker _____ Date _____

Print Name(s) in which title is to be held _____

(Use full legal name)MAY AND PARMAN AGENCY, INC.)