

# Corn Ethanol Plant and Grain Malting Operation

## OSWEGO COUNTY ONLINE AUCTION TERMS

### SEE BIDDER APPLICATION AND WEBSITE FOR ADDITIONAL DOCUMENTS AND INFORMATION

**By electronically or manually signing this certification and submitting along with all documents related to the Online Bidder Registration Application, in exchange for bidding privileges, I hereby certify under penalty of perjury the following:**

This contract and all related documents should be reviewed by your counsel prior to bidding as it contains terms and requirements which are not subject to modification, bid withdrawal or bid cancellation. By bidding on any property being offered for auction, you acknowledge that you have either: (1). reviewed the contract with your attorney or, (2). waived right of attorney review. Further note that failure of purchaser to secure financing prior to date of transfer does not constitute grounds for an extension or return of the Down Payment, buyer's premium, or other fees. **Bidder Applications shall be reviewed and approved Monday – Friday 9:00 am to 4:00 pm.**

1. The property(s) offered for sale has/have been acquired by the County of Oswego (hereinafter referred to as the "County") by Court Order pursuant to the provisions of Title 3, Article 11 of the Real Property Tax Law of the State of New York.

#### HOW TO BID

2. All potential Bidders/Buyers must **become a member with Collar City Auctions (hereinafter referred to as the “Auction Company”)** at [www.CollarCityAuctions.com](http://www.CollarCityAuctions.com).

3. All Bidders/Buyers must register for this auction and submit all required Bidder Application documents including the \$10,000 Wire Transfer Deposit. Once all documents have been received, they will be reviewed and if approved by the County, the bidder will be manually approved to bid. **Registration will be available from Tuesday, April 29 through Friday, July 11 at 1:00 PM. LATE REGISTRATIONS WILL NOT BE APPROVED.**

4. Former owners are permitted to participate in the Online Auction and must bid the amount of back taxes plus interest and penalties owed to the County in order for your bid to be recognized. Bidding will increase from that point, but a former owner must start the bidding at the amount of back taxes due, which must be rounded up to the next bid increment that is pre-set in the online auction platform and may be obtained from our office at 518-895-8150 ext. 3003.

5. **NO PERSON OR ORGANIZATION CAN BID ON PROPERTIES IN THE AUCTION IF THEY, OR A CORPORATION OR COMPANY THEY ARE AFFILIATED WITH OWE PROPERTY TAXES (CURRENT YEAR OR PRIOR YEAR) TO THE COUNTY. ALL SUCH TAX LIABILITIES MUST BE PAID PRIOR TO THE AUCTION IN ORDER TO BID AT THE AUCTION.** Previously defaulting parties (i.e., parties who have a property tax installment contract or have failed to pay taxes for prior tax years) are not allowed to bid for 2 years (two years after the default is cured). Failure to comply with this provision will be grounds for default and forfeiture of any deposits paid without exceptions, plus any additional fees due.

6. The property will be conveyed by the County to the purchaser by Tax deed, containing a description of the property known as tax map number and as it appeared on the tax roll for the year upon which the County acquired title or as corrected up to date of deed. The deed will be recorded by the County upon payment in full of the purchase price and all required transfer fees/costs. Possession of property is forbidden until the deed is recorded with the Oswego County Clerk conveying title to the purchaser. Title vests at the recording of the deed. It is agreed between the County and the purchaser that delivery and acceptance of the deed occurs upon recording of the deed, which shall constitute the transfer of legal title of the premises to the buyer.

7. Deeds shall convey title only to the person identified as the successful bidder, along with the successful bidder's spouse, if so desired. No deed shall be executed to convey title in the name of anyone other than the successful bidder, and bidder's spouse, if so desired.

8. The County and Auction Company will not furnish an abstract of title or an instrument survey map.

9. The County and Auction Company do not make any representations or warranties, expressed or implied, (a) concerning the quality or the condition of the title to the property, or the validity or marketability of such title; the ownership of any improvements on the property; the condition of the property and any improvements thereon or its fitness for any use; or the accuracy of the property description on the tax roll or in the notice of sale or any other advertisement of sale furnished by the County or Auction Company; or (b) that the property or any improvements thereon presently comply with building or zoning codes, or with any state or local laws or regulations. Any information concerning the property furnished by the County, Auction Company or any of their respective officers, employees, or agents shall not be deemed to include any such representations or warranties. Any promotional tools such as photographs, tax maps, written or verbal descriptions, etc. are for informational purposes only.

10. Any successful bidder who fails to tender the deposit as outlined will be forbidden to participate in this or any other auction for a period of 2 years (24 months). Any parcels where the deposit was not received at the close of the auction contract completion date will be considered defaulted. If a purchaser fails to close on the parcel(s) that he/she/they bid on at the auction, he/she/they will be prohibited from participating in future auctions held for the County for a period of 2 years. Notice of non-performance made verbally or in writing by a bidder before or during the auction process shall be grounds for immediate default.

11. I acknowledge that I have received a complete bidder application and will not be approved to bid until the Auction Company has received my fully completed Online Bidder Registration Application.

12. I have read and agree to be bound by all terms herein and related auction documents as well as contained in the County of Oswego, NY Tax Property Online Bidder Registration Application and fully and unconditionally understand and agree to abide by and be bound to them without exception.

13. By registering, I acknowledge I have sufficient funds to meet all requirements as called for by the terms within the Online Bidder Registration Application as well as purchase agreement post auction. I agree to be fully responsible for all collection costs,

plus reasonable attorney fees related to any and all collection costs incurred by the County or Auction Company if I default and fully understand that litigation between the County and any bidder or buyer will only be brought forth in Oswego County Supreme Court and any litigation between the Auction Company and any bidder or buyer shall only be brought forth in Schenectady County Supreme Court. Auction Company reserves its right to pursue collection of any fees due therein another court within New York.

14. Upon being declared the high bidder on a parcel, the Bidder as Purchaser will be contacted by the Auction Company to schedule an appointment which will take place on or before **Monday, July 21, 2025**, at Collar City Auctions, Inc. office located at 9423 Western Tpke, Delanson, NY 12053 **OR** the Contract of Sale Packet may be completed remotely via email. At that time, the buyer will be required to execute the Contract of Sale Packet and remit the Down Payment for Lot 1: \$150,000.00 plus a 10% buyer's premium (add-on to bid price) based on the total bid amount. Lot 2: \$10,000.00 Down Payment plus a 10% buyer's premium, (add-on to bid price) based on the total bid amount. All monies must be paid by Wire Transfer only. **THE FOLLOWING PAYMENT METHODS WILL NOT BE ACCEPTED: ANY and ALL Credit Cards, ANY Form of Check, or Money Orders.**

15. The property will be sold as advertised and "AS IS" with absolutely no warranty or guaranty, express or implied. I agree to accept the property in, "AS IS" condition with all faults as defined in the Auction Terms & Conditions/Contracts/Disclosures and Sales Contract. No representations of any kind are or have been made by the Auction Company, County or their agents as to the title or physical condition of the property or as to the existence of any improvements thereon including water/well and sewer/septic systems. The sale of these properties is pursuant to a purchase contract. Failure of purchaser to secure financing prior to date of transfer does not constitute grounds for an extension or return of the down payment, buyer's premium or other fees paid. All information contained in the Auction Brochure and contained within the website of Collar City Auctions, Inc. and contained in the Online Bidder Registration Application is supplied for informational purposes only and not guaranteed. Prospective purchasers are urged to fully research any property prior to bidding at auction. Furthermore, all parties agree to hold harmless the County, Auction Company, and their agents from any errors and/or omissions, injury and/or other matter that may arise now or in the future.

16. I am an eligible buyer as defined in the Auction Terms, Online Bidder Registration Application and Sales Contract Packet.

17. (a) I am not acting as an agent of any officer, stockholder of a corporation or general or limited partner of a partnership which owns any of the properties being offered for sale.

(b) I do not own property in the County of Oswego, either individually, jointly with another, through a corporation or partnership, which **has two or more years of delinquent taxes.**

(c) I am not acting on behalf of, as an agent of, or a representative of any of the persons or entities set forth herein or above.

(d) In accordance with the requirements and prohibitions set forth in Article 18 of the General Municipal Law, sitting members of the Oswego County Legislature are precluded from bidding on any parcels included in the auction. Members of Town Boards for each Town in the County are precluded from bidding on any parcels located in their respective Towns. I am not an elected or appointed official, (nor the spouse, minor child or dependent, thereof) involved in the assessment, tax levy, budget making or tax rate setting process in any municipality in the County, including but not limited to: Assessors, Board of Review Members, Town Board Members, and Town Supervisors. Village Trustees, Village Mayor, Treasurer's Office, County Attorney, County Legislators, County Clerk and County Real Property Tax Director.

(e) I have not defaulted from the prior **TWO** years' County of Oswego Delinquent Auctions. That by submission of a bid, each bidder and each person signing in person or electronically on behalf of any bidder certifies, and in the case of a joint bid, each party thereto certifies that to the best of their knowledge and belief: The prices in a bid have been arrived at independently without collusion, consultation, communication, or agreement for the purpose of restricting competition as to any matter relating to such prices with any other bidder or with any competitor. I acknowledge and understand that all of my bids will be placed and accepted by the Auction Company at "MAX BID". This means whatever amount is bid will be accepted and posted as the current high bid.

18. I understand that in the event that I refuse or fail to complete my contractual obligations as a successful high bidder or if I fail to consummate the purchase of any parcel at an auction, the second highest bidder of that parcel, at the discretion of the County, shall be offered the opportunity to purchase the parcel, as a new separate transaction, at the amount of the second highest bid plus the buyer's premium, transfer costs/fees, and such other amounts as are due under these terms and conditions of sale. Secondary sale is not grounds for any refund or release of performance obligations to initial bidder as purchaser.

19. I understand and agree that if at any time prior to the recording of the deed, the County determines that the Buyer is one of the persons set forth in paragraph 4, 5 and 6 herein or in violation of paragraph 8 herein, the County at its sole option shall declare the public online auction sales contract breached and the County shall retain any and all down payments made, and the Buyer shall forfeit all buyer's premium and additional fees to the Auction Company paid or due and owing. I understand that if I am an elected official bidding on tax property within the local government jurisdiction that I serve, knowingly entering into a purchase contract is in violation of state law and may subject me to criminal and/or civil penalties including but not limited to: forfeiture of deposits, purchase price, buyer's premium, and title to the subject property.

20. I agree to hold the County, Auction Company, and their agents and/or principals to the extent permitted by law, harmless from any claims based on environmental hazards that may be present on any property I purchase. No representations have been made or will be made by the County or Auction Company as to the environmental condition or zoning compliance of any property.

21. I have received a copy of the pamphlet Protect Your Family From Lead in Your Home and I waive the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

22. I understand that only bids made by clearly using my user identification/user screen name will be accepted and that the bidding process will be recorded.

23. All parcels purchased by a Buyer must be paid for in full. Selective transfers are not permitted. Failure to remit full payment on all parcels purchased at the auction will result in a forfeiture of all monies paid, which will be retained by the County and Auction Company as liquidated damages, and the cancellation of all sales to the Buyer.

24. All tax properties sold at auction are being sold subject to:

- (a) Rights of the public and others in and to any part of the premises that lies within the bounds of any street, alley, or highway.
- (b) Manufactured home, mobile home, or trailer liens, if any.
- (c) All easements, encroachments, restrictions, covenants of record or other items which a current abstract of title search or survey would normally show.
- (d) Any state of facts that an accurate, currently dated survey might disclose.
- (e) Environmental conditions of property.
- (f) All New York State and Federal tax liens, if any.
- (g) All taxes due as applicable and disclosed on the date of the auction. It is understood that these taxes may not be exact and owing.
- (h) Village tax liens, if any.
- (i) Back delinquent taxes are forgiven, and the Buyer shall not be liable for any previous real estate taxes owed by the former owner.
- (j) Other outside entities which have the right to utilize the railyard contained on any parcel.

25. The premises being sold may be subject to tenancies and/or leases affecting the said premises. Buyer is to determine the existence and status of such interests and the applicable legal rights there to. Evictions, if necessary, are solely the responsibility of the Buyer after the recording of and receipt of the deed.

26. The total Purchase Price is the combination of the high bid, the buyer's premium, and all applicable fees. The buyer shall enter into the required non-contingent purchase and sale agreement. All sales shall be final, absolute and without recourse, and in no event shall the County or Auction Company be or become liable for any defects in title for any cause whatsoever, and no claim, demand or suit of any nature shall exist in favor of the purchaser, its heirs, successors, or assigns, against the County or Auction Company arising from this sale.

27. Notice is hereby given that the premises being sold may lie within an Agricultural District as designated upon the tax map. It is the sole responsibility of any bidder to ascertain which specific parcel(s) is so designated and thereby sold subject to the provisions of law applicable thereto.

28. The purchaser must pay the balance of the purchase price together with the necessary recording taxes and fees to the Oswego County Treasurer's Office no later than **4 PM on Monday, August 11, 2025**. Payments for purchase price balance due must be made via Wire Transfer ONLY. Upon receipt of such payments, the deed will be recorded in the County Clerk's Office and mailed to the purchaser upon completion of the recording process. The purchaser may not assign his/her/their right to complete the sale. ALL DEEDS SHALL BE EXECUTED SOLELY IN THE NAME OF THE BIDDER (AND SPOUSE, IF REQUESTED) AS REGISTERED ON THE AUCTION COMPANY'S WEBSITE. If the purchaser fails to make such payments, the sale shall be deemed cancelled, the County shall not be obligated to convey the property to the purchaser and the purchaser's deposit shall be retained by the County as liquidated damages. IF THE BALANCE DUE FROM BUYER(S) PLUS ANY ADDITIONAL CHARGES ON EACH PROPERTY PURCHASED AT AUCTION IS NOT RECEIVED IN FULL ON OR BEFORE 4 PM on Monday, August 11, 2025 at the County of Oswego Treasurer's Office, 46 E. Bridge St., Oswego, NY 13126, THE BUYER(S) SHALL IMMEDIATELY FORFEIT THEIR DOWN PAYMENT OR ANY PAYMENTS MADE WITHOUT RECOURSE AND THE PURCHASE AND SALE AGREEMENT SHALL BECOME NULL AND VOID FOR ANY OBLIGATION THE COUNTY AND AUCTION COMPANY HAD TO PURCHASER. The purchaser agrees and understands that the buyer's premium is deemed earned by Auction Company upon becoming the high bidder at the live online closing and is non-refundable. A sample Purchase and sale agreement is available online at [www.CollarCityAuctions.com](http://www.CollarCityAuctions.com) or call our office at 518-895-8150 ext. 3003 to request a sample be sent via USPS if you do not have internet access. Persons defaulting from prior year's auctions are disqualified for 2 years (twenty-four months) from participating in delinquent property tax auctions or acquiring title through such process.

29. The transfer costs/fees which the purchaser shall be required to pay, in addition to bid price, shall consist of:

- (a) **Filing fee for the Real Property Transfer Report (RP-5217) of \$125.00 if the property class code is 100-299, and \$250.00 if the property class code is 300-999.**
- (b) **Filing fee for combined Capital Gains Transfer Tax Affidavit, \$5.00**
- (c) **Preparing, recording, and filing of the deed, \$35.50**
- (d) **Local Government Tax, \$20.00**

30. **Property Inspections: Supervised Inspections Will Take Place on Tuesday, May 13, Tuesday, June 10, and Tuesday, July 1 from 10:00 AM – 2:00 PM.**

31. Purchasers are not responsible for payment of any delinquent County property taxes prior to the foreclosure. Purchasers are responsible for **pro-rated portions of all current year tax bills** including, but not limited to, City, Village and School Taxes, and any water, sewer rents or other charges that may be levied on subsequent tax bills. It is solely the Bidder's responsibility to conduct all due diligence prior to bidding. If the property tax payment for any village parcels that include a relevy are not received, the purchaser will be responsible for the full amount of the village bill to include all relevy amounts.

32. In order to avoid future delinquent charges, the new owner should immediately advise all tax collectors of the new ownership, and the address where future tax bills are to be mailed.

33. The County reserves the right to sell to the second highest bidder if the purchaser defaults.

34. The Oswego County Legislature reserves the right to accept or reject any or all bids, or to withdraw any parcel from the sale at any time prior to delivery of the deed to the purchaser.

35. In the event that a sale is cancelled by Court Order or judgment or by the Oswego County Legislature, the successful bidder shall be entitled only to a refund of the purchase money without any accrued interest. Purchaser shall not be entitled to special or consequential damages, attorney fees, reimbursement for any expenses incurred as a result of ownership or improvements of the property, nor for taxes paid during the period of ownership.

36. The County of Oswego holds no NYSDEC or EPA permits for the facility; those are the responsibility of the buyer.

37. No personal property is included in the sale of any property and/or parcel(s) owned by the County. The disposition of any personal property located on, in, or under the property or parcel sold shall be the sole responsibility of the purchaser upon transfer of title. We recommend seeking legal advice regarding personal property left within or on any subject property before disposing of it. As to goods and chattels upon the property which are neither real property nor improvements subject to delinquent real property taxes, liens and assessments, Buyer should consult UCC filings as it is presumed goods and chattels may be subject to a security interest held by a third party.

38. Notice to Real Estate Brokers/Agents: The Auction Company is acting in the capacity of a Real Estate Broker/Auctioneer and NOT as a Realtor on the auction of the properties contained herein. The Auction Company is NOT offering any cooperating brokerage fee to any outside brokerage company or agent for producing a bidder or purchaser at this auction. It is recommended that Brokers and/or Agents structure some type of compensation from the buyer they are representing.

39. Due to the nature of doing business over the internet, the Auction Company reserves the right to re-start bidding on any lot or lots or entire auction due to any technical or technology issue(s) experienced during the auction process. Furthermore, the bidder, bidder as purchaser, or purchaser unconditionally agrees that neither the Auction Company nor the County or its principals, agents, servants, employees, and subcontractors shall be held liable or responsible, in any manner for damage, loss or claims arising out of or related to technical issues or acts of God which are beyond the reasonable control of the Auction Company and County as they may arise from or during the online auction process. The final decision of the Auction Company shall be final and binding.

I, the Bidder, acknowledge that I, read, write, and fully understand the English language and further agree and acknowledge that I have fully read and, if felt necessary, reviewed all terms/bidder registration documents related to bidding and purchasing with my counsel. I further acknowledge that all information is true and accurate under penalties of law.