

BUYER'S REAL ESTATE AUCTION TERMS

BEAUTIFUL, SECLUDED HOME WITH WALK-OUT BASEMENT ON 3.5+/- ACRES!

This property will be offered via Online Only Auction on Friday, February 7, 2025 -- Bidding begins closing out at 6 pm! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer can settle any disputes on bidding & their decision will be final. The acreages and square footage amounts listed in this brochure & all marketing material are estimates taken from county records and/or aerial photos. No survey will be completed unless required for clear title. If required, that cost will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of \$20,000 down the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. A 3% buyer's premium will be added to the winning invoice. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The buyer is responsible for all costs associated with the financing process. Buyer(s) agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within 24 hours via cash, check or wire transfer. Buyer(s) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyer(s) who fail to do so will be in breach of contract and are subject to damages &/or specific performance. The Sellers will provide a Personal Representative's Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before March 7, 2025. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for all tracts in 23' due in 24' were approximately \$4,047.36. Metzger Property Services LLC, Chad Metzger & their representatives, are exclusive agents of the Sellers. All statements made on auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at any showings your client attends. The Client Registration form is available upon request.

Online Auction: Friday, February 7 -- Starting at 6 pm

**530 Posey Hill St., Roanoke, IN 46783
Jackson Township • Huntington County**

www.BidMetzger.com



The image is a promotional banner for Metzger Property Services, LLC. On the left, there is a logo featuring a red star inside a yellow circle, followed by the word "Metzger" in a large, bold, black serif font. Below "Metzger" is the text "CHAD METZGER CAL CAGA" in a smaller, black, sans-serif font. Above "Metzger" is the text "PROPERTY SERVICES, LLC" in a small, black, sans-serif font. Below the logo, the text "EXPANDING YOUR HORIZON..." is written in a black, sans-serif font, followed by "...GENERATION AFTER GENERATION" in a smaller, black, sans-serif font. On the right side of the banner, the phone number "260-982-0238" is displayed in a large, black, sans-serif font. At the bottom left, there is a list of services: "★ FARMLAND AUCTIONS", "★ FARM SALES", "★ REAL ESTATE APPRAISALS", "★ ANTIQUE APPRAISALS", "★ PERSONAL PROPERTY AUCTIONS", and "★ REAL ESTATE SALES". At the bottom right, the website "www.METZGERAUCTION.COM" is written in a black, sans-serif font. The background of the banner is a green field with a yellow sun setting or rising over a horizon line.

Metzger
PROPERTY SERVICES, LLC
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...GENERATION AFTER GENERATION

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