

SEALED BID AUCTION TERMS

Oil & Gas Bulk Plant in Huntington, Indiana

This property will be offered via a Sealed Bid Auction with packages due back to Metzger Property Services on or before October 8, 2025, by 5 pm est. 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, measurements, and square footage amounts listed in this brochure & all marketing material are estimates taken from county records, the seller, 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 10% down with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The buyer is responsible for all costs associated with the financing process. Buyers agree to property fill out the purchase agreement and all applicable disclosures prior to submitting their sealed bid. Earnest money checks can be submitted with your purchase agreement or overnighted following notification of being a winning bidder. Wire Transfers can also be utilized and initiated 24 hours of being the accepted offer. Buyers agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyers who fail to do so will be in breach of contract and are subject to damages &/or specific performance.

Title work costs will be split between the buyer and seller. The Sellers will provide a Warranty Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before November 14, 2025. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the seller in 24' due in 25' were \$1,356.00. Metzger Property Services LLC, Chad Metzger & their representatives, are exclusive agents of the Sellers. All statements made post-receiving this packet or 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.

Sealed Bid Real Estate Auction for MacDonald Oil Co., Inc.

Property Location: 1431 Kocher Street, Huntington, IN 46750

**Packets are due back on or before October 8, 2025, by 5pm est.
Metzger Property Services, LLC – 1582 W. State Road 114, North Manchester, IN 46962**

www.BidMetzger.com
260.982.0238 • tiff@metzgerauction.com

Real Estate Brokers must register clients 24 hours in advance of the auction & be present at any showings with your client. The Client Registration form is on the bidding website.