

REAL ESTATE TERMS
BECHTOLD LAND AUCTION
12.14.19

This property will be offered in individual tracts, the entirety & any combination you wish to put together. 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 will settle any disputes as to bids and his decision will be final. The acreages listed in this brochure are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Sellers and the Buyer(s). If a survey is completed, the purchase price will be adjusted to the exact surveyed acres. An earnest money deposit is due on the day of the auction: Tract 1, \$1,000 down with Tracts 2-5 being 10% down with the balance due at closing. Said funds will be held in our Escrow account and will come off the balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The Sellers will provide a Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before January 17, 2020.

Possession of the land will be at closing. Seller will retain the 2019 farm income and will pay the 2019 due in 2020 taxes. The buyer(s) will assume all taxes thereafter. Real estate taxes for all parcels in 2018 due in 2019 were approximately \$2,120.88. Metzger Property Services LLC, Chad Metzger, Auctioneer, and their representatives, are exclusive agents of the Sellers. All statements made 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.

Auction: December 14, 2019 – 10 am
7754 N. 500 E., North Manchester, IN 46962



Metzger
PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA

260-982-0238

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