

Real Estate Terms

2461 W. Lukens Lake Rd., Laketon, IN 46943 – Wabash County – Pleasant Township
\$36.40 Annual Taxes – 1264 Square Feet – 2 Bedrooms – 1 Full Bath – 2-Car Detached Garage

- **Terms** of the real estate sale are cash; it is **\$1,000.00** down today with the balance at closing.
- Your bidding is not contingent upon financing!
- **Possession** will be at closing.
- **No Warranties** are made as to the condition of the real estate. You are buying “As Is.” No environmental audit has been completed, nor will one be made.
- **Easements:** This sale is subject to all recorded easements:
- **Taxes:** Taxes will be prorated to the day of closing.
- **Closing** shall be within 30 days of the sale. In no event shall the closing be later than **February 19, 2021** without an extension in writing that is signed by both the buyer & the seller.
- **Survey:** No survey will be completed unless required for clear title. If required, that cost will be shared 50/50 between the seller & buyer.
- **Clear Title:** The buyer(s) will receive an owner’s title insurance policy and a **Personal Representative’s Deed**.
- **Agency:** Metzger Property Services, LLC is representing the seller only. Our agency disclosure form has been filled out accordingly and is available for review.
- We have a very serious seller; however, they do reserve the right to accept or reject any and all bids. All bidding will be by the total dollars. All bids will remain open until the final announcement that the property is sold. You, the market, will decide how this property is sold.



Metzger PROPERTY SERVICES, LLC
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...GENERATION AFTER GENERATION

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