Metzger Property Services, LLC AC31300015
Real Estate • Auctions • Appraisals

ONLINE AUCTION TERMS

Yellow Creek Lake Home, Wooded Lot & Barn Lot!

This property will be offered at Online Auction on Wed., December 9, 2026 - 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 and Sellers. The seller has the right to accept or reject any bids at the auction & the auctioneer will settle any disputes as to bids and their decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material 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 Seller and the Buyer.

A 3% buyer's premium will be added to the winning invoice. An earnest money deposit of 10% down per tract will be due within 24 hours 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. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. Buyers agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24-hour time period via cash, check or wire transfer. Buyer(s) agrees 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.

The Sellers will provide a Personal Representative Deed & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before January 15, 2027. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in '25 due in '26 were approximately $2,292.60. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. The auction company reserves the right to bid on behalf of the seller for the seller's reserve/minimum bid requirement. 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 on the bidding website.

Online Auction: Wed., December 9, 2026 • Bidding begins closing out at 6pm est
Bid on Each Tract Individually, Any Combination or the Entirety
Open House: Sun., November 29th from 1-2 pm

Auction Manager: Tim Pitts, call/text 317.714.0432

www.BidMetzger.com