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

ONLINE LAND AUCTION TERMS

2 Homesteads on 22.58+/- Acres Offered in 4 Tracts!

This property will be offered via an Online Auction on Tuesday, December 8th at 6 pm. Terms & Conditions of this sale are as follows: your bid constitutes a legal offer to purchase & 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 his decision will be final. The acreages listed in this brochure & 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 & the Buyer and bare land tracts will be adjusted to the exact surveyed acres. A 3% Buyer's Premium will be added on top of the winning bid. An earnest money deposit will be due on the day of the auction with the balance due at closing. The Deposit for the homes, Tract 1 & 2, is $10,000 with the land, Tracts 3 & 4 will be 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. 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-hours 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 Warranty Deed along with 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 $5,736.40.

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. Any other 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: Tuesday, December 8, 2026 • Bidding begins closing out at 6 pm est

Open House: Sunday, November 29th from 1-2 pm est

Auction Manager: Justin Nicodemus, call/text 260.246.3778

www.BidMetzger.com