

ONLINE AUCTION TERMS

Charming 2-Bedroom Ranch Home on a Half Acre!

This property will be offered via an Online Only Auction on Wednesday, May 27 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 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, and/or aerial pics.

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. A 5 % Buyer's Premium will be added on top of the winning bid. An earnest money deposit of \$5,000.00 will be due 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 Warranty Deed along with an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before July 2, 2026. Possession will be 30 days post-closing. Real Estate Taxes will be prorated to the day of closing & the taxes for the entirety in '25 due in '26 were approximately \$723.90.

Metzger Property Services LLC, Chad Metzger, Tim Holmes and their representatives, are exclusive agents of the Sellers. 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 representing clients must register clients 24 hours in advance of the auction & be present at any showing your client attends. The Client Registration form is available on the bidding website.

Online Auction: Wednesday, May 27, 2026 • 6 pm

Perry Township – Delaware County

Open House: Saturday, May 23rd • 1-2 pm

Auction Manager, Tim Holmes, call/text: 260.580.5473

www.BidMetzger.com