

PARKER LAND AUCTION TERMS

61.53+/- Acres Offered in 4 Tracts!

This exciting property will be offered via a Live Auction with an Online Simulcast on Saturday, July 25th at 10 am. 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, FSA records and/or aerial photos.

Survey work is in progress, and the cost of the survey will be shared 50/50 between the Seller & Buyer. A Buyer's Premium will be collected on top of the winning bid as follows: Tract 1, the home: a 4% Buyer's Premium will be added and Tracts 2-4, the land, a 2% Buyer's Premium will be added. An earnest money deposit will be due on the day of the auction with the balance due at closing. Earnest Money for the Home Only is: \$5,000.00 with Tracts 2-4 to be 10% down. 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. Buyer who utilize financing will be responsible for all costs associated with that process. 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 at closing along with an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before September 18, 2026. Possession for Tract 1 will be at closing. Possession of Tracts 2-4 will be subject to current tenants' rights to 2026 Fall harvest. The seller will retain the 2026 farm income with the buyer(s) to receive all income thereafter. Taxes will be prorated to the day of closing with the buyer to assume all taxes thereafter. Real estate taxes for the entirety in '24 due in '25 were approximately \$2,732.12.

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

Live Simulcast Auction: Saturday, July 25, 2026 • 10 am

Auction Location: 10118 E. 450 S., LaOtto, IN 46763

Country Homestead, Farmland & Woods in Swan Township – Noble County

www.BidMetzger.com