

LAND AUCTION TERMS

65.45+/- Acres Offered in 5 Tracts!

This exciting property will be offered via a Live Simulcast Auction on Tuesday, August 4th at 6:30 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, 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. A 3% Buyer's Premium fee 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. Tract 1: the Home will be \$25,000.00 down & Tracts 2-5: 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. 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 September 11, 2026. Possession will be at closing, and taxes will be prorated to the day of closing with the buyer(s) to assume all taxes thereafter. Real estate taxes for the entirety in '25 due in '26 were approximately \$3,376.18.

Metzger Property Services LLC, Chad Metzger, 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.

Real Estate Brokers representing clients must register clients 24 hours in advance of the auction & be present at the auction &/or any showing your client attends. The Client Registration form is available on the bidding website.

Live Simulcast Auction at the Property: Tuesday, August 4th • 6:30 pm

Open House: Monday, July 27th from 5:30 – 6 pm

Washington Township – Kosciusko County

www.BidMetzger.com