

ONLINE LAND AUCTION TERMS

12.35+/- Acres of Tillable Cropland

This property will be offered via Online Only Auction on Monday, September 28th at 6 pm est. 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. A 3% Buyer's Premium will be added on top of the winning bid. An earnest money deposit of 10% down 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 Trustee's Deed along with an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before October 30, 2026. Possession will be subject to the current tenant's rights to the 2026 fall harvest. The sellers will retain the 2026 farm income with the buyers to receive the 2027 Farm Income and all Income thereafter. Seller will pay the 2026 due in 2027 taxes based on the most current rate available at the time of closing with the buyer(s) to assume all taxes thereafter. Real estate taxes for the entirety in '25 due in '26 were approximately \$214.48.

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. 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: Monday, September 28, 2026 • 6 pm

Pleasant Township – Wabash County

www.BidMetzger.com