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

ONLINE LAND AUCTION TERMS

16.14± ACRES — PRIME FISHERS DEVELOPMENT OPPORTUNITY

This exciting opportunity will be offered via Online Auction on Wednesday, October 21st starting 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 during 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 the purchase price will adjust to the exact surveyed acres using your bid price per acre at the auction. 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.

Once signed, the purchase agreement will be subject to the Hamilton Southeastern School Board's approval at their October 28, 2026, meeting.

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 November 23, 2026. Possession will be subject to the current tenant's rights to the 2026 fall harvest. The sellers will receive the 2026 farm income with the buyer to receive all income thereafter. Real estate taxes for the entirety in '25 due in '26 were approximately $42.48 and those taxes will be prorated to the day of closing with the buyers to assume all taxes thereafter.

Metzger Property Services LLC, Chad Metzger, Tim Pitts, 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 their client attends. The Client Registration form is available on the bidding website.

Online Auction: Wed., October 21, 2026 • 6 pm est

0 E. 136th Street, Fishers, IN | Fall Creek Township | Hamilton County

Auction Manager, Tim Pitts: call/text, 317.714.0432

www.BidMetzger.com