

REAL ESTATE AUCTION TERMS

175+/- Acres Offered in 5 Tracts!

This property will be offered via a Live, Simulcast Auction on Saturday, October 24th at 10 am 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 2% Buyer's Premium 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. The Deposit for the Home, Tract 1, is \$10,000.00 and all other tracts will 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. 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 December 11, 2026. Possession of Tract 1, the home, & the woods will be at closing and possession of the tillable cropland 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 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. Buyers are responsible for any difference or change in taxes. Real estate taxes for the entirety in '25 due in '26 were approximately \$4,394.95.

Metzger Property Services LLC, Chad Metzger, Mossy Oak Properties, Brecken Kennedy 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. Purchase is subject to approval to all requirements of the Land Division Act & Burr Oak Township. All decisions made by the auctioneer are final. Any other Real Estate Brokers must register clients 24 hours in advance of the auction & be present at all showings, & the auction if your client attends. The registration form is available on the bidding website.

Live Simulcast Auction: Saturday, October 24, 2026 • 10 am est

Open House: Monday, October 19, 2026 – 5:30-6:30 pm

www.BidMetzger.com



This is a Joint Venture with Mossy Oak Properties
~ Auction Managers: Dodie Hart, 260.463.1717, Chad Metzger & Brecken Kennedy: 260.578.7661

