

REAL ESTATE TERMS

158+/- ACRE HOCH REAL ESTATE AUCTION

This property will be offered at Auction on Thursday, February 20, 2020, 6:30 pm at the Bippus Lion's Club. This property will be offered in individual tracts, the entirety & any combination you wish to put together. Your bid constitutes a legal offer to purchase and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. The acreages and square footage amounts listed in this brochure and 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 Sellers and the Buyer(s). An earnest money deposit is due the day of the auction: Tract 1, the home, will be \$1,000 down with the balance due at closing and Tracts 2-6 will be 10% down on the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off the balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before March 31, 2020. Possession of Tract 1 will be at closing. Possession of Tracts 2-6 will be after the tenant's rights to the 2020 harvest. The Buyer(s) will receive the 2020 farm income. Seller will pay the 2019 due in 2020 taxes with the buyer(s) to assume the 2020 due in 2021 taxes and all taxes due thereafter. Real estate taxes for the entirety in 18' due in 19' were approximately \$3,008.30. Metzger Property Services LLC, Chad Metzger, Auctioneer, and their representatives, are exclusive agents of the Sellers. All statements made 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 must register clients 24 hours in advance of the auction and be present at all showings/open houses your client attends and present at the auction to represent them. Client Registration form is in the documents section of the MLS.

Auction: February 20, 2020 – 6:30pm

Auction Location: Bippus Lion's Club: 9033 W. 800 N., Huntington, IN

Property Location: 6385 N. 400 E., N. Manchester, IN 46962



Metzger PROPERTY SERVICES, LLC
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...GENERATION AFTER GENERATION

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