

FREY LAND AUCTION TERMS

40.68+/- Acres being Offered Online in 1 Tract!

This property will be offered via Live Stream Auction on Thursday, May 14, 2020, 6:30 pm. You can register to bid online at <https://metzgerauction.hibid.com/auctions/>

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 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 of 10% down is due 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 June 19, 2020. Possession of the home will be at closing; possession of the cropland will be *after* the current tenant completes the 2020 harvest. The Buyer will receive half of the 2020 farm income and the buyer and seller will share the 2020 due in 2021 taxes 50/50 with the buyer to assume all taxes due thereafter.

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 bid for their client auction night. Client Registration form is in the documents section of the MLS.

Live Stream Auction: Thursday, May 14, 2020 – 6:30 pm

You Can Start Bidding Now at: <https://metzgerauction.hibid.com/auctions/>



Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA
EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

260-982-0238

★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
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WWW.METZGERAUCTION.COM