

REAL ESTATE & PERSONAL PROPERTY AUCTION TERMS & CONDITIONS

Auction Terms & Conditions Pertaining to the Real Estate

Rustic Barn Auctions has been Contracted by James R. LeMaster TTEE POA for the Trust of Donald R. & Betty J. LeMaster to Auction the Personal & Real Property at 10618 N 600 E, Ossian, IN 46777 on Saturday November 16, 2019 @ 9:00 A. M. Eastern Time.

We will be conducting said Auction using the Numbering System; you will be required to show a Valid State Picture I.D to Register for a Bid Number.

AGENCY: Rustic Barn Auctions & Real Estate. Auctioneers and its Representatives are Exclusive Agents to the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this Brochure & all related materials are subject to the Terms & Conditions outlined in the Purchase Agreement. The Property is being Sold As Is/Where Is with No Warranty or Representation Expressed or Implied by the Seller or the Auction Company and its Affiliates. Each Potential Bidder is Responsible for Conducting His/Her Own Independent inspections, investigations, inquiries and due diligence concerning the property prior to the Auction. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or the Auction Company and its Affiliates. Conduct of the Auction and Increments of Bidding are at the direction and discretion of the Auctioneer.

TERMS: A Non-Refundable Earnest Money Deposit of 10% of the Auction Sale will be required the day of the Auction. The balance is due at final closing upon delivery of an Owner's Policy of Title Insurance insuring marketability of Said Real Estate. All Real Estate is being Sold for Cash and is not subject to any Lender Requirements in the event the Buyer obtains financing. Buyers needing financing must have financing arranged prior to the Auction.

The Real Estate will be Sold to the Highest Auction Bidder, Subject to the Confirmation of the Seller.

TAXES: The Seller will pay all Real Estate Taxes that have accrued for any prior calendar year either to the County Treasure and/or to the Buyer in the form of a credit at closing. All taxes that have accrued for the current calendar year shall be prorated on a calendar-year basis as of the day immediately prior to the closing date, with the Buyer's tax obligation beginning with the installment due and payable in May 2020 and all subsequent taxes and assessments.

POSSESSION: Purchaser's Possession of said property will be delivered at closing.

CLOSING REQUIREMENTS: The Real Estate Closing shall occur within approximately 30 days of Said Auction at Trademark Title Inc's North Fort Wayne, Indiana Office. Closing Fee and Survey cost to be shared equally between the Buyer and Seller.

All Statements made the Day of the Auction Shall Take Precedence Over All Printed Material Contained in Any Ads.

Open House Dates: Sunday October 27, 2019 form 2:00 PM to 4:00 PM, Friday November 1, 2019 from 4:00 PM to 6:00 PM, and Saturday November 9, 2019 from 10:00 AM to Noon.

The LeMaster Trust of Donald R. & Betty J. LeMaster in C/O James R. LeMaster TTEE POA.

Auctioneer/Broker,

Gary L. Scare

Indiana Auctioneer License Number: AU11200080

Indiana Real Estate License Number: RB14049814

Email: garyscare@outlook.com

Cell: 260-739-4121

Auction Terms & Conditions Pertaining to the Personal Property

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While we do our best to check all items before the Auction for condition, all items will be Sold to the Highest Bidder with no Warranties Expressed or Implied! Registrant will make settlement in Full for all Personal Property Purchases on the Day of the Auction in the form of USA Cash or Good Personal Check.

(Sorry No Credit Cards Accepted)



Rustic Barn Auctions & Real Estate

260-739-4121

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Est. 2012

Bringing Sellers & Buyers Together

Auctioneer/Broker:

Gary L. Scare

Cell: 260-739-4121

Email: garyscare@outlook.com

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Property Owner: LeMaster Trust, Donald R. & Betty J. LeMaster

C/O James R. LeMaster TTEE POA

Not Responsible for Accidents!