

Real Estate Auction Live with Online Bidding

17846 Lima Rd Huntertown, IN 46748

Procedure: The property is being offered by a public auction with reserve. There will be online bidding available before and during the live auction. Auction will be held at the property.

Agency: Bartkus Auctioneers Company and its representatives are exclusive agents of the Seller.

Down Payment: a non-refundable \$15,000 Down Payment on the day of the auction with the balance due at closing. The down payment may be made in the form of a cashier's check, personal check, or corporate check. Your bidding is not conditional upon financing. Be sure to have your financing before you bid.

Acceptance of bid: This is a public auction with reserve and will be sold to the highest bidder at the close of the auction. The Successful bidder will be required to enter into a purchase agreement at the auction site immediately following the closing of the auction.

Evidence of Deed and Title: Seller shall provide a deed and owners title insurance policy in the amount of the purchase price at closing.

Closing: The balance of the purchase price is due at closing, which will take place within 40 days of presentation of insurable title. Closing costs for an insured closing shall be split by the Seller and Buyer 50/50.

Possession: Possession shall be at closing.

Survey: Seller and Buyer will split the cost of the survey.

Real Estate Taxes: Real estate taxes will be prorated to the day of closing. There is a Homestead exemption on the property. Annual Taxes \$2710.94.

Septic: There is a septic on the property. See Septic discloser.

Online Bidding Available: You can bid online now until the end of the Live auction at www.bartkusauctioneers.com. **All online bidders must submit a pre-approval letter or proof of funds.** For online bidding information, call Bartkus Auctioneers at 260-715-9797. **BIDDER PRE-REGISTRATION STRONGLY ENCOURAGED!**

Technology Disclaimer: Bartkus Auctioneers and vendor, make no warranty or guarantee that the online bidding system will function as designed on the day of the sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during an online auction, Bartkus Auctioneers and vendors will not be held liable or responsible for any claim or loss, whether actual or potential, because of technical failure.

NOT SUBJECT TO APPRAISAL OR FINANCING. ALL SALES ARE FINAL AND SOLD AS IS. ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY

