

Real Estate Auction Live with Online Bidding

1509 Coventry Court. Auburn IN 46706 Wed, Nov 5th at 5:30pm

Procedure: The property is being offered by public auction **without reserve**. There will be online Pre-bidding available before the Auction is opened at 5:30 Wed, November 5th. All these pre-bids could be used as an opening bid on Auction Day and during the live auction.

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

Down Payment: a non-refundable \$5,000 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 without reserve and will be sold to the highest bidder or bidders at the close of the auction. Successful bidders will be required to enter into a purchase agreement at the auction site immediately following the close 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 and a Supplemental exemption. Taxes are \$1728.40.

Online Bidding Available: You can Pre-bid online now until the opening of the Live auction at www.bartkusauctioneers.com. 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 OTHER ORAL STATEMENTS MADE.

Auction to be held at 1509 Coventry Court. Auburn IN 46706

