

REAL ESTATE TERMS
WEST HAMILTON ESTATES REAL ESTATE AUCTION
6533 Post Rd., Fort Wayne, IN 46814 • Aboite Township, Allen County

This property will be offered at Auction on Saturday, February 8, 2020, 1 pm, at the Cottage Event Center in Roanoke, IN. 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 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 \$20,000.00 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 Trustee's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before March 13, 2020.

Possession of the home will be at closing. Taxes will be prorated to the day of closing. The buyer(s) will assume all taxes and association dues thereafter. Real estate taxes for 2018 due in 2019 \$4,685.48. 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. If they attend unrepresented you will not receive compensation. Client Registration form is in the documents section of the MLS.

Auction: February 8, 2020 – 1pm

Auction Location: Cottage Event Center: 9524 US 24 N., Roanoke, IN 46783

Property Location: 6533 Post Rd., Fort Wayne, IN 46814



The image is a promotional banner for Metzger Property Services, LLC. It features a green and yellow color scheme with a background image of a sunlit field. The logo includes a red star in a yellow circle next to the name 'Metzger' in a large, bold, serif font. Below the name, it says 'PROPERTY SERVICES, LLC' and 'CHAD METZGER, CAI, CAGA'. The tagline 'EXPANDING YOUR HORIZON... ..GENERATION AFTER GENERATION' is centered below. On the right side, the phone number '260-982-0238' is displayed in a large, bold, sans-serif font. At the bottom, there are two columns of services listed with red stars: 'FARMLAND AUCTIONS', 'ANTIQUE APPRAISALS', 'FARM SALES', 'PERSONAL PROPERTY AUCTIONS', 'REAL ESTATE APPRAISALS', and 'REAL ESTATE SALES'. The website 'WWW.METZGERAUCTION.COM' is printed in a bold, sans-serif font at the bottom right.

Metzger PROPERTY SERVICES, LLC
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260-982-0238

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★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

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