

SACKS ABSOLUTE LAND AUCTION TERMS

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

Property Will Sell Regardless of Price!

This property will be offered via Live Stream Auction on Thursday, May 7, 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 12, 2020. Possession of the cropland will be 30 days *after* the current tenant completes the 2020 harvest. The Buyer will receive the 2020 income and will pay the 2020 due in 2021 taxes and all taxes due thereafter. This sale will include a deed restriction to prohibit any building or home being placed on this parcel so as long as the Sacks Family owns and/or lives on the adjoining parcel.

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 Absolute Auction: Thursday, May 7, 2020 – 6:30 pm

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



Metzger PROPERTY SERVICES, LLC
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...GENERATION AFTER GENERATION

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