



# AUCTION

**96 Acres offered in 7 Tracts - Corner of Waterworks/Evergreen Rds.**

*Selling as Individual Tracts, Combinations or as a whole unit*

**Auction Held @ Amity Lodge 892 W. Markle Rd., Huntington**

**Tuesday, August 3 @ 5:30**



- Tract # 1: 20 Acres, mostly tillable, partially wooded.
- Tract # 2: 20 Acres, partially wooded
- Tract # 3: 20 Acres, wooded
- Tract # 4: 10<sup>+/-</sup> Acres, wooded
- Tract # 5: 10<sup>+/-</sup> Acres, wooded
- Tract # 6: 8 Acres, tillable
- Tract # 7: 8 Acres, tillable

**> Inspect > Arrange Financing > Bid Your Price**

**BIDDERS PACKET:** All bidders must have registered for the auction and received a Bidder's Packet which includes all documents that the buyer will be signing.  
**CONDUCT OF THE AUCTION:** Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The seller and selling agents reserve the right to preclude any person from bidding if there is any question as to the person's identity, credentials, fitness to bid, financial ability to buy, etc. All decisions of the Auctioneer are final.  
**PROCEDURE:** The property will be offered in 7 individual tracts or as a whole unit with a total of 96

acre unit. There will be open bidding on each tract and a combination of tracts during the auction as determined by the Auctioneer. Bids on tracts and the total property may compete.  
**TERMS:** Earnest Money of 10% down or \$2,500.00, whichever is greater the day of Auction, balance is due in full upon delivery of the merchantable title and deed free and clear of all liens and encumbrances except as stated herein and subject to easements or restrictions of record. A Buyer's Premium of 5%, or minimum of \$2,500, whichever is greater will be added to final bid and included in the total contract price. All bids accepted on the Real Estate subject to Sellers approval. Subject to the approval of the

Huntington County Community Development.  
**CONDITIONS:** The sale of this property may be financed, however, the sale of this property IS NOT CONTINGENT to financing approval. The Earnest Money will be totally forfeited in the event the Seller accepts the successful bidder's Purchase Agreement in writing and the successful bidder subsequently refuses to proceed to Closing.  
**EXECUTION OF PURCHASE AGREEMENT:** The successful bidder has earned the right to make an offer to the seller; no sale has been completed. The bidder will be required to execute a Real Estate Purchase Agreement immediately following the close of the auction. Buyer's offer expires 11:59 P.M. (local time) seven days after the auction date, unless Seller timely accepts it; the Earnest Money will be returned if Seller does not accept the successful bid, subject to any required approvals.  
**TAXES:** The real estate taxes shall be prorated. Seller shall pay real estate taxes which are payable during the year in which Closing occurs, and taxes payable during the succeeding year, prorated to the date of Closing. Buyer shall assume and pay all subsequent taxes. If at the time of closing the tax bill for the Real Estate for the succeeding year has not been issued, taxes payable shall be computed based on the last tax bill available to the closing agent. The succeeding year's tax bill, because of recently constructed improvements, annexation, reassessment, or similar items may greatly exceed the last tax bill available to the closing agent.  
**GUARANTY:** Any individual submitting a bid or

signing the Purchase Agreement on behalf of any entity agrees to be individually bound by all these terms and conditions and individually responsible for payment of the Earnest Money and the balance due.  
**POSSESSION:** Tracts 3,4,5, day of closing subject to tenant rights. Tract 1,2,6,7: Day of closing subject to tenant rights and after the harvesting of the 2021 crops.  
**SURVEY:** The Seller has a legal description for the property so no survey will be provided. If a survey is requested, it will be paid for by the Buyer.  
**CLOSING:** Balance of the purchase price is due in cash at closing, which will take place on or before the Thirtieth (30th) day following the Accepted Date. The fee charged by any closing agent, including an attorney acting as a closing agent for both parties, or Buyer's lender acting in such capacity, for closing services shall be paid equally by the parties. Buyer will be responsible for paying a \$245.00 administration transaction commission payable to Ness Bros.  
**AUCTIONEER RESERVES:** Auctioneer Reserves the right to make changes to an auction, to split or combine lots, cancel, suspend or extend the auction event.  
**NOTE:** Neither the Seller nor Ness Bros. is responsible for any personal property left in the residence and buildings, or on the land at the time possession is granted to Buyer.  
**STATEMENTS MADE THE DAY OF AUCTION TAKE PRECEDENCE OVER PREVIOUS PRINTED MATERIALS OR ANY PREVIOUS ORAL STATEMENTS.**

**Matthew Bussard - Sellers | Andy Eckert, Auction Manager 260.224.9058**  
**For a FREE Recorded Message, Call 1.877.297.7407 ID 5249**



...we get it **SOLD!**

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