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www.NessBros.com







5093 N Old Fort Wayne Rd., Huntington, IN 46750

Open Houses: Sun. Sept. 8 @ 1 - 2 pm, Wed. Sept. 11 @ 5 - 6pm Sun. Sept. 15 @ 1 - 2pm



5 Acres w/Country Home & Horse Barn

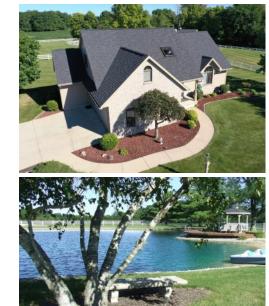


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Live On-Site Auction

5 Beautiful Acres with 1 Acre Pond, Beach Area & Gazebo 3,564sqft Country Home with 3 Bedrooms, 3.5 Baths, 8 rooms Walk-out Full Finished Basement 27 x 20 Attached Garage and Fenced Pastures 40 x 64 Barn with Box Stalls, automatic waters, tack room and bath Sellers - Stephen & Sherrill Ness









| Living Room 17 x 18 | Primary Bedroom 13 x 17 | Lower Family 27 x 32 | Garage Attached 27 x 20 |
|----------------------|-------------------------|-----------------------|-------------------------|
| Kitchen 13 x 20 | 2nd Bedroom 14 x 14 | Lower Rec. 10 x 20 | Horse Barn 40 x 64 |
| 3 Season Rm. 12 x 18 | 3rd Bedroom 11 x 14 | Lower Storage 12 x 18 | Garden Shed 12 x 20 |
| Laundry Room 8 x 7 | | | Upstairs Loft 10 x 18 |







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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.

AGENCY DISCLOSURE & GENERAL OFFICE POLICIES: Ness Bros. will represent the Seller exclusively unless a Ness Bros. Agent has a signed buyer agency agreement with Buyer, then that agent has a limited agency with Buyer.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained online or in the brochure and related material is subject to the terms and conditions outlined in the Purchase Agreement. The Property is being sold on an "AS IS, WHERE IS" basis. No warranty or representation, either expressed or implied, concerning the Property, its condition, or the condition of any other components on the Property, is made by the Seller or Ness Bros. All sketches and dimensions online or in the brochure are approximate. The information contained online or in the Brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or Ness Bros. Each own independent inspections, investigations, inquiries, and due diligence concerning the property.

TERMS: Earnest Money of 5% down or \$3,000.00, 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 Buver's Premium of 5%, or minimum of \$3,000, GUARANTY: Any individual submitting a bid or signwhichever is greater will be added to final bid and includ- ing the Purchase Agreement on behalf of any entity ed in the total contract price. All bids accepted on the agrees to be individually bound by all these terms and conditions and individually responsible for payment of Real Estate subject to Sellers approval. the Earnest Money and the balance due.

TITLE POLICY: A preliminary title policy has been POSSESSION: The possession of the Property shall be prepared by Lime City Title Co., which will be preparing the final title policy plus conducting the Closing. Seller Upon closing, by 5:00 P.M., subject to tenant's rights.. and Buyer agree to use Lime City Title. SURVEY: The Seller has a legal description for the

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 acting in such capacity, for closing services shall be paid successful bidder has earned the right to make an offer to equally by the parties. Buyer will be responsible for the seller; no sale has been completed. The bidder will be paying a \$345.00 administration transaction commission required to execute a Real Estate Purchase Agreement pavable to Ness Bros immediately following the close of the auction. Buyer's AUCTIONEER RESERVES: Auctioneer Reserves the offer expires 11:59 P.M. (local time) seven days after the right to make changes to an auction, to split or combine auction date, unless Seller timely accepts it; the Earnest lots, cancel, suspend or extend the auction event. Money will be returned if Seller does not accept the NOTE: Neither the Seller nor Ness Bros. is responsible

successful bid, subject to any required approvals. for any personal property left in the residence and build-TAXES: The real estate taxes shall be prorated. Seller ings, or on the land at the time possession is granted to shall pay real estate taxes which are payable during the Buver. year in which Closing occurs, and taxes payable during the succeeding year, prorated to the date of Closing. STATEMENTS MADE THE DAY OF AUCTION TAKE PRECEDENCE OVER PREVIOUS PRINT-ED MATERIALS OR ANY PREVIOUS ORAL **STATEMENTS** succeeding year has not been issued, taxes payable shall be computed based on the last tax bill available to the ment, or similar items may greatly exceed the last tax bill

potential bidder is responsible for conducting his or her Buyer shall assume and pay all subsequent taxes. If at the time of closing the tax bill for the Real Estate for the closing agent. The succeeding year's tax bill, because of recently constructed improvements, annexation, reassessavailable to the closing agent



Saturday, September 28 @ 11:30

Auction Terms & Conditions

CONDITIONS: Property sold for cash. (The sale of this 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



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