

TERMS AND CONDITIONS:

Terms: An earnest money deposit of \$9,500 on each tract will be required the day of sale. The balance on each tract is due at final closing on or before December 31, 2018. The seller will provide an Owners Policy of Title Insurance, Warranty Deed, and share the cost of Survey with Buyer on all tracts. All real estate is being sold for cash and is not subject to lender requirements in the event buyer obtains financing. Buyers needing financing must have those arrangements made prior to the Auction.

Taxes: The Seller will pay all real estate taxes and ditch assessments due and payable in 2019 on each tract with the Buyers tax obligation beginning with the installment due and payable in May 2020 and all subsequent taxes and assessments.

“Estimated” Annual Real Estate taxes and ditch assessments based on 2018 rate:

Tract #1 & Tract #2 combined	\$2,059.84
Tract #3	\$ 309.24

Possession: Possession will be delivered to Buyer(s) upon final closing.

Closing Requirements: The closing on each tract shall occur on or before December 31, 2018. The title company/bank closing fee shall be shared equally between buyer and seller.

Easements: Sale of the property is subject to any and all easements of record.

Disclaimer: All information contained in the sale brochure and all related materials are subject to the Terms and Conditions outlined in the Agreement to Purchase. The Real Estate is being sold on “As Is” basis with no warranty or representation, either expressed or implied concerning this Real Estate, being made by the Seller’s Representatives and Agents of Holloway Auction Co., Inc.

Agency: Holloway Auction Company, Inc. and it’s representatives are exclusive agents of the Seller.

This Real Estate is being sold subject to the approval of the owners of Quackenbush Farms LLC.

Advertised Acreages are subject to change as a result of a new survey

All statements made day of sale shall take precedence over printed material contained in any advertisement.

Please direct all inquiries concerning this Real Estate to Jody Holloway (260)273-0999 or Rudy Frauhiger (260)273-1199 at Holloway Auction Company, Inc.

Not Responsible for Accidents

Light Refreshments Served



1103 S. Main St., Bluffton, IN 46714

Land Auction

Tuesday, November 20, 2018

Sale Starting @ 6:00 P.M.

Auction Conducted At:
Lighted Gardens, Ossian, IN 46777

96.5 Acres

Quackenbush Farms LLC