

FARM REAL ESTATE PUBLIC AUCTION



WANDA TROYER – SELLER

57.21 Acres +/- in Sec. #34, Wayne Twp.,
Huntington Co. In.

LOCATED: In Southern Huntington Co. at Intersection of
State Rd. #9 & #218 (at Gardens of Memory) take #218 East
1 Mile to Co. Rd. 800W. thence So. 1 mile.

TUESDAY, NOV. 28TH
at 6:30 P.M.

at the Banquo Christian Church

OPEN HOUSE AT FARM SUN. NOV. 12TH, 1-3:00

PROPERTY INFO

42.31+/- Tillable Acres • 14.90+/- Woods, Etc. • No Buildings
Frontage on 800W • Huntington Co. Schools
• Present Taxes: \$1,249.00

PROCEDURE: This Real Estate will be offered in one individual Tract. There will be open bidding during the Auction as determined by the Auctioneer. ALL bids are Subject to the Sellers approval.

DOWN PAYMENT: 10% down payment on the day of the auction, with the balance in cash at closing. The down payment may be made in the form of Cash, Cashier's Check or Corporate Check. Your bidding is NOT Conditional upon financing, so be sure you have pre-arranged financing, if needed, and are capable of paying cash at closing. NO BUYERS PREMIUM being charged at this Auction.

ACCEPTANCE OF BID PRICE: The successful bidder will be required to enter into a written Purchase Agreement at the auction site immediately following the close of the auction. Final Bid Price is subject to the Sellers Acceptance.

EVIDENCE OF TITLE: Seller will provide an owner's Title Policy in the Amount of the Purchase Price.

SURVEY: If an existing legal description is adequate for Title Insurance For the Tract, no new survey will be ordered. However, if present Legal Description is NOT adequate for Title Insurance, Seller will order New Survey & cost split 50:50 Buyer & Seller. If a new Survey is completed, Purchase Price for the surveyed Tract will be adjusted Up or Down to the Exact surveyed acres. The price per acre will be the auction price bid for The Tract divided by the Tract acreage estimated in the auction brochure.

DEED: Owner will provide a General Warranty Deed to convey title.

CLOSING: The balance of the Purchase Price is due at Closing. The Closing shall be by Dec. 29th. Seller may extend date if necessary. An Insured Closing Agent will be chosen by Seller. Cost for the Insured Closing will be shared 50:50 Buyer and Seller.

POSSESSION: New Buyer will have possession of purchased Tract at Closing subject to tenants rights of 2017 harvest being completed.

REAL ESTATE TAXES: Real Estate Taxes are presently \$1,249.00 per yr. The Seller will pay Real Estate Taxes for 2017 due in 2018. Buyer will be Given a credit at closing for the 2017 Real Estate taxes due in 2018. Buyer will pay Spring 2018 Taxes and all thereafter.

AGENCY: PHILLIP L. GAUNTT & ASSOCIATES, REAL ESTATE & AUCTIONEERING, INC. and their representatives are exclusive agents of The Seller.

DISCLAIMERS AND ABSENCE OF WARRANTIES: All information contained Within and all related materials are subject to the Terms and Conditions Outlined in the Purchase Agreement. The Property is being SOLD ON "AS IS – WHERE IS" basis and NO Warranty or representation either expressed or implied, concerning this property, is made by the Seller or the Auction Company. All sketches and dimensions are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations and inquiries and due diligence concerning the property. The information contained in this 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 the Auction Co. 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 credentials, fitness, etc. **ALL DECISIONS OF THE AUCTIONEER ARE FINAL. ANY ANNOUNCEMENTS MADE THE DAY OF THE AUCTION TAKE PRECEDENCE OVER ANY PRINTED MATERIALS OR ANY OTHER ORAL STATEMENTS MADE.**

**AUCTIONEERS: PHILLIP L. GAUNTT &
ASSOCIATES, R.E. and AUCTIONEERING, INC.**

LaFontaine, Indiana • License # AUO1012349

PHONE: (855) 765-2726 or (260) 358-6940

WEB: gaunttauctions.com • AuctionZip.com ID#45728 • E-mail: gaunttauctions@omnicityusa.com