

# **Auction Terms and Conditions**

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Rodney and Gary Fragodt Farm

80+/- acres (3 Parcels)

Thursday, September 13<sup>th</sup> 2018,

2:00 PM Milan City Hall

- Any verbal announcements made day of sale takes precedence over any and all advertising.
- Auctioneer is representing the seller.
- A 4% buyer's premium will be added to the final bid.
- The 4% fee outlined previously shall be in addition to the final bid price to equal the full purchase price.
- Real Estate will be sold "As Is, Where Is" with no contingency.
- Seller and auctioneer give no warranties or guarantees; expressed or implied.
- Financing is not a contingency for this auction.
- 2018 Real Estate taxes will be paid by the Seller.
- Buyers should rely on their own information, judgment and inspection.
- Successful bidder will be required to pay 10% down (non-refundable) and sign a purchase agreement immediately following the auction.
- The balance will be due at closing, which will be approximately 30 days after the auction, or when paperwork is completed.
- A Real Estate Attorney will be handling all earnest monies.
- Closing takes place at an Attorney's office.
- A clean and marketable title will be available day of closing.
- Buyer and Seller are responsible for their own closing costs.
- **PROPERTY WILL BE SOLD SUBJECT TO OWNER CONFIRMATION.**

Disclaimer; the information above and in the prospectus has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not present the current or future performance of the property. It is your responsibility to independently verify the accuracy and completeness of the information.