

TERMS & CONDITIONS

Thomas R. Skidmore - Real Estate Auction

**7999 Englewood Rd.
Indianapolis, IN 46240**

**Legal Description
NORTHERN HILLS L26**

- The property will be offered for sale via a Public “Online – Bidding Process” (Online Auction) with the bidding ending September 24, 2024 @ 3:00PM
- The property will be sold subject to seller’s confirmation (sells with reserve).
- Property sells As-Is with no warranties expressed or implied.
- The auction is Subject to prior sale (the property can be bought prior to the end of the auction)
 - The list price of \$298,765 is provided solely for filtering purposes. Interested buyers are required to review and sign the Terms & Conditions of the sale.
- The seller reserves the right to cancel the auction at any time prior to the final bid closing
- Buyers Premium
 - An **11%** buyer’s premium will be added to the final bid and charged to the buyer, the final bid plus the 11% Buyer’s premium will establish the final sales price.
- **A down payment of \$7,500.00** must be paid by the successful bidder by direct wire transfer within 24 hours of acceptance of the auction contract by the sellers. Down payment will be payable to **Centurion Land Title Co.** The down payment deposit will be non-refundable; your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and can pay cash at closing. The balance of the purchase price will be due via a wire transfer to the closing company, on delivery of insurable title on or before October 24, 2024
 - A promissory note will be signed along with the down payment.
- Final closing is NOT contingent upon financing.
- A Warranty Deed will convey the property
- The seller agrees to give buyer(s) an owner’s policy of Title Insurance Policy at closing.
- Real Estate Taxes: the taxes will be prorated to the day of closing.
- Closing:
 - Closing shall take place at the office of: **Centurion Land Title Co. – 1200 West Carmel Dr., Suite 103 – Carmel, IN 46032**
 - Closing fee will be paid by the buyer.
 - Buyer will pay a \$449.00 transaction fee at closing.
 - Closing will be held on or before October 24, 2024
- Possession will be granted at final closing.
- The successful Bidder shall execute electronically an “Auction Real Estate Sales Contract” for the property at once after being declared the Successful Bidder by the Auctioneer. (sample available on website)
- Each potential Bidder is responsible for conducting at their own risk, their own independent inspections, investigations, and due diligence concerning the property. Any and all inspections must be completed prior to your bidding.
 - Further, Property sells as-is with no warranties expressed or implied
- United Country Coffey Realty & Auction, United Real Estate Indianapolis are exclusive agents of the Seller.
- All announcements made up to the final close of the Auction bidding take precedence over all advertising, oral or printed material.
- All information was gathered from reliable sources and is believed to be correct as of the date this brochure is published; however, the seller or auctioneers have not independently verified this information. Auction plats and drawings are not to be relied on and are for representation purposes only. Its accuracy is not warranted in any way. There is no obligation on the part of the sellers or auctioneer to update this information.

SALE SITE: Internet Only – www.UnitedCountryIN.com

VIEWING INSTRUCTIONS: Preview: Tuesday 9/10/24 at 4:00pm / Sunday 9/15/24 – 12:00pm-2:00.

The viewing of the property will be at the viewer’s own risk. The Seller, Auctioneer nor the Listing Agencies may not be held responsible for accidents.

For questions call or text Paul Scherrer (317) 255-7285 at United Real Estate or Cody Coffey (812) 360-8383 at United Country Coffey Realty & Auction (812) 822-3200 office

I do hereby agree to these Auction Terms & Conditions.

Bidder