



# Menke Auction & Realty

**Menke Auction & Realty**  
124 E. Main St. – P.O. Box 249  
Treyvor Iowa 51575  
Office: 712-487-3542  
www.MenkeAuction.com

## Terms & Conditions

**Auction Date:** Saturday, November 2<sup>nd</sup> 2019 @ 10:00 AM  
**Property Address:** 36099 Hwy 92, Carson, IA 51525

**Purchase Agreement:** Successful bidder will enter into a purchase agreement immediately after being declared the winning bidder by the Auctioneer. **PLEASE NOTE:** The purchase agreement will offer **NO CONTINGENCIES** for financing, property condition, or any other alterations to the contract. Property is being sold **"AS IS"**. Prospective Buyers are urged to inspect the property prior to the auction date to their own satisfaction.

**Earnest Deposit:** Successful bidder will provide an Earnest Deposit in the amount of \$5000, which will be deposited in the Trust Account of Clear Title & Abstracting. Deposit will only be refunded if the SELLER defaults, or if required by Iowa law

**Taxes:** Taxes will be prorated to the date of closing based on the most recent available assessment.

**Closing:** Closing to be on or before December 2<sup>nd</sup>, 2019. Closing to be conducted by Clear Title & Abstracting with the closing fee to be split 50/50 between the Buyer and the Seller.

**Possession:** Buyer will receive possession upon successful closing and filing of all required documents.

**Title:** Seller will provide Clear & Marketable Title with a Title Insurance Policy provided through Clear Title & Abstract. Cost of title Insurance to be split 50/50 between the Seller & Buyer.

**Easements:** Sale is subject to any and all Easements and Right of Ways of record.

**Agency:** United Country Menke Auction & Realty and their agents are acting as Exclusive Agents for the Sellers.

**Buyer's Premium:** A 3% Buyer's Premium will be added to the buyers final bid to determine the contract price.

**All information is from sources deemed reliable by United Country Menke Auction & Realty, however no guarantee or warranty to its accuracy is given. Buyers are encouraged to research any information to their own satisfaction. All statements made the day of the auction take precedence over all printed material.**

I have read the Terms and Conditions of the Auction and agree to abide by them.

Buyers Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Buyers Full Address: \_\_\_\_\_

Buyers Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**No One Knows The Country Like We Do®**