



**Menke Auction & Realty**

*Offices Independently Owned And Operated*

Byron Menke  
Broker/Auctioneer/Owner  
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**Complete Auction Terms & Conditions:**

**Auction Date:** December 17<sup>th</sup>, 2018 **Address:** 604-6<sup>th</sup> St. – Manning Iowa  
608-6<sup>th</sup> St. – Manning Iowa  
612-6<sup>th</sup> St. – Manning Iowa

**Registration:** Prospective Buyers must provide Name and full Address when first viewing the property.  
**Earnest Deposit:** Successful Bidder will provide an Earnest Deposit in the amount of \$5000.00 per parcel at the completion of the auction which will be held in the Trust Account of Clear Title and Abstracting. Deposit will only be refunded if the **SELLER** defaults, or if required by Iowa Law.

**Sealed Bid:** Prospective Buyer must submit their Sealed Bid to the Auction Company by no later than 5:00PM on Monday December 17<sup>th</sup> to have their bid considered by the seller. A **Buyers Premium of 3%** will be added to the accepted bids to become the Contract Price. Seller reserves the right to accept or reject any or all bids.

**Purchase Agreement:** The 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. Prospective Buyers are urged to inspect the property prior to the auction date to their own satisfaction. Property is being sold "**AS IS - WHERE IS**".

**Taxes:** Taxes will pro-rated to the date of closing.

**Closing:** Closing will be on or before January 21<sup>st</sup>, 2019. Closing to be conducted by Clear Title and Abstract with the closing fee of \$500.00 to be split 50/50 between the buyer and the seller.

**Title Insurance:** Seller to provide Clean & Marketable title and will have abstracts brought current to the date of the auction & delivered to the Buyers Attorney for Title Opinion. Buyer will pay cost of Title Opinion.

**Agency:** Byron Menke Broker of United Country Menke Auction & Realty & his agents are acting as Exclusive Agents for the Sellers.

**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 and received a copy of the Complete Auction Terms & Conditions.**

**Buyers Names:** \_\_\_\_\_

**Complete Address:** \_\_\_\_\_

**Buyer Signature:** \_\_\_\_\_ **Buyer Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_