WICKLIFF & ASSOCIATES
Auctioneers, Inc.
Real Estate Auction Marketing

REAL ESTATE AUCTION

CLOSING THURSDAY, JULY 7, 1PM
9252 N WASHINGTON BLVD, INDIANAPOLIS, IN

TERMS OF AUCTION

Method of Sale: All bidding will be conducted online only, bidding will conclude at 1PM (EDT) on July 7, 2024, bidding link at www.bidwickliff.com. This is a 'soft-close' auction, meaning that any bid placed within the last 3 minutes of the auction will extend bidding for 3 more minutes after each bid. Acceptance of final bid subject to estate approval.

Deposit: $10,000 deposit due from successful bidder, in certified funds or money order. Checks payable to "Wickliff & Associates Auctioneers, Inc.". Failure to enact closing and balance of funds to seller within 30 days of auction results in forfeiture of deposit.

Closing, Title and Deed, Taxes: Buyer may finance the purchase, but property is not sold subject to buyer(s) ability to obtain suitable financing or to meet lender's underwriting requirements, nor is sale subject to results of any professional inspection(s) relative to structure or grounds. Property sells "as-is" with full disclosure, with no warranties or guarantees expressed or implied by seller or seller's agent regarding suitability for any use or purpose. Title search and commitment will be ordered prior to auction date and made available to all prospective bidders/buyers. Buyer will receive an Owner's Title Insurance policy in the amount of the sale price. Seller and buyer will split cash closing fee amount. Taxes will be prorated to day of closing.

Possession: Possession at closing

Disclosure and Inspection: No environmental studies have been conducted and findings of any such studies completed by purchaser will have no bearing on terms of the sale, and purchaser agrees to hold harmless auctioneers, sellers and sellers agents for findings of such studies. Purchaser makes buying decision based upon his/her own inspections and not upon representations made by others. Auctioneer is a sole agent of the seller.

Buyers Premium: A 10% Buyers Premium will be added to the final bid price to determine actual sale/contract price. Addition of Buyer's Premium does not constitute an agency relationship between buyer and auctioneer/broker.

Broker Cooperation: Wickliff & Associates Auctioneers, Inc. offers compensation to any broker who represents the winning bidder at auction, and has properly registered bidder on forms provided by Wickliff, at least 48 hours prior to the auction closing date. Please contact our office for bidder registration information. Only brokers acting as agents for bonafide bidders are eligible for cooperation. **Broker as principal is not eligible for cooperation**.

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