**Terms & Conditions**

**Property Address & Seller(s): 410 E Apple Street, Maquoketa, Iowa**

**Sale Date: October 27th, 2019 – property to sell at 12:00 P.M.**

**Sale Method**: All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. Bidding increments are solely at the discretion of the Auctioneer. All decisions of the Auctioneer are final.

**Earnest Payment**: A 10% **Non-refundable** earnest money payment is required on the day of the auction. The earnest payment may be paid in the form of cash, check or credit card. All funds will be held by The Engel Agency Escrow account or the Escrow account of the seller’s attorney.

**Property Taxes**: Sellers to pay all real estate taxes pro-rated to closing date.

**Conditions:** Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. The property is being sold “AS ISWHERE IS” basis with no warranties or guarantees, either expressed or implied by the Seller, The Engel Agency, or Schueller Auction Co.

**Contract and Title**: Immediately upon conclusion of the auction the higher bidder(s) will enter into a real estate contract and deposit with The Engel Agency the required earnest payment. Sale is not contingent upon Buyer financing. Final sale is subject to the approval of the Seller. The Seller will provide a current abstract at their expense.

**Closing and Possession**: Closing shall be within 45 days from sale date or at an earlier date should the buyer request. The balance of the purchase price will be payable at closing by certified check, bank certified check, or by wire transfer.

**Announcements**: Property information provided herein was obtained from sources deemed reliable but Schueller Auction Co., or Seller makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition and to rely on their own conclusions.

**Any announcements made auction day will take precedence over any previous material or oral statements. Bidding increments are solely at the discretion of the Auctioneer. Sellers have the right to reject any and all bids. No absentee or telephone bids will be accepted at the auction without prior approval of The Engel Agency, Schueller Auction Co., or the Sellers. All decisions of the Auctioneer are final. Auction Co.is a representatives of the seller(s) only.**

**Attorney: Wright & Coakley**

**Schueller Auction Co.**

**Ben Schueller - Auctioneer** (563) 357-9901