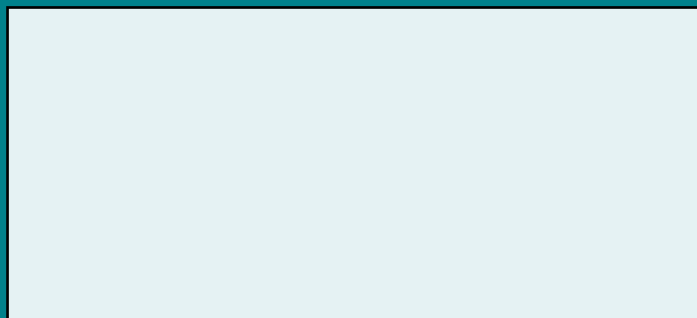


AUCTION

APRIL 28 • 6:30 PM



CITY OF WILMINGTON • CLINTON COUNTY • OHIO

24 BUILDING LOTS • 4 ACREAGE TRACTS IN TWO SUBDIVISIONS IN THE CITY OF WILMINGTON

A "DO NOT MISS" OPPORTUNITY!

INVESTORS - NEIGHBORS - CONTRACTORS - BUILDERS BID YOUR BEST PRICE - NO 2/3 MINIMUM REQUIRED

INSPECTION DATES:

APRIL 7 • 4:00-7:30 PM • MEET AT PRESBYTERIAN CHURCH FELLOWSHIP HALL

APRIL 11 • 1:00-4:00 PM • MEET AGENT AT TRACT 11 (TIMBER GLEN SUBDIVISION ENTRANCE)



NEW!

Halderman Real Estate App
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Online Bidding is Available

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800.424.2324 | www.halderman.com

CITY OF WILMINGTON • CLINTON COUNTY • OHIO

AUCTION

APRIL 28 • 6:30 PM

HELD AT: PRESBYTERIAN CHURCH OF WILMINGTON
840 TIMBER GLEN DR • WILMINGTON, OH 45177

24 BUILDING LOTS • 4 ACREAGE TRACTS IN TWO SUBDIVISIONS IN THE CITY OF WILMINGTON

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AUCTION CONDUCTED BY:

RUSSELL D. HARMEYER, OH AUCT. LIC. #2001014575

COURT APPOINTED RECEIVER: JIM HANNA

Owner: W & K Development, LTD

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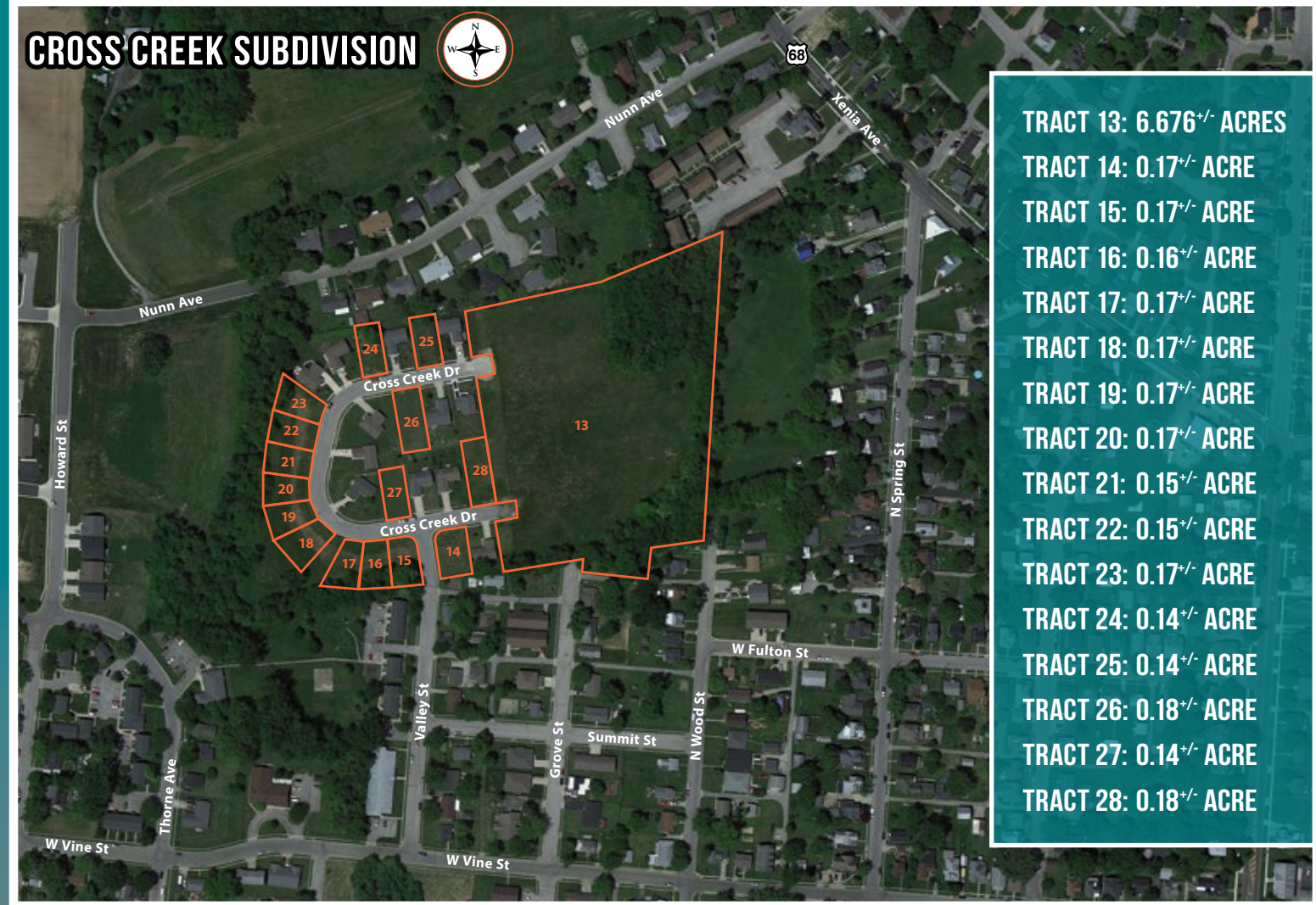
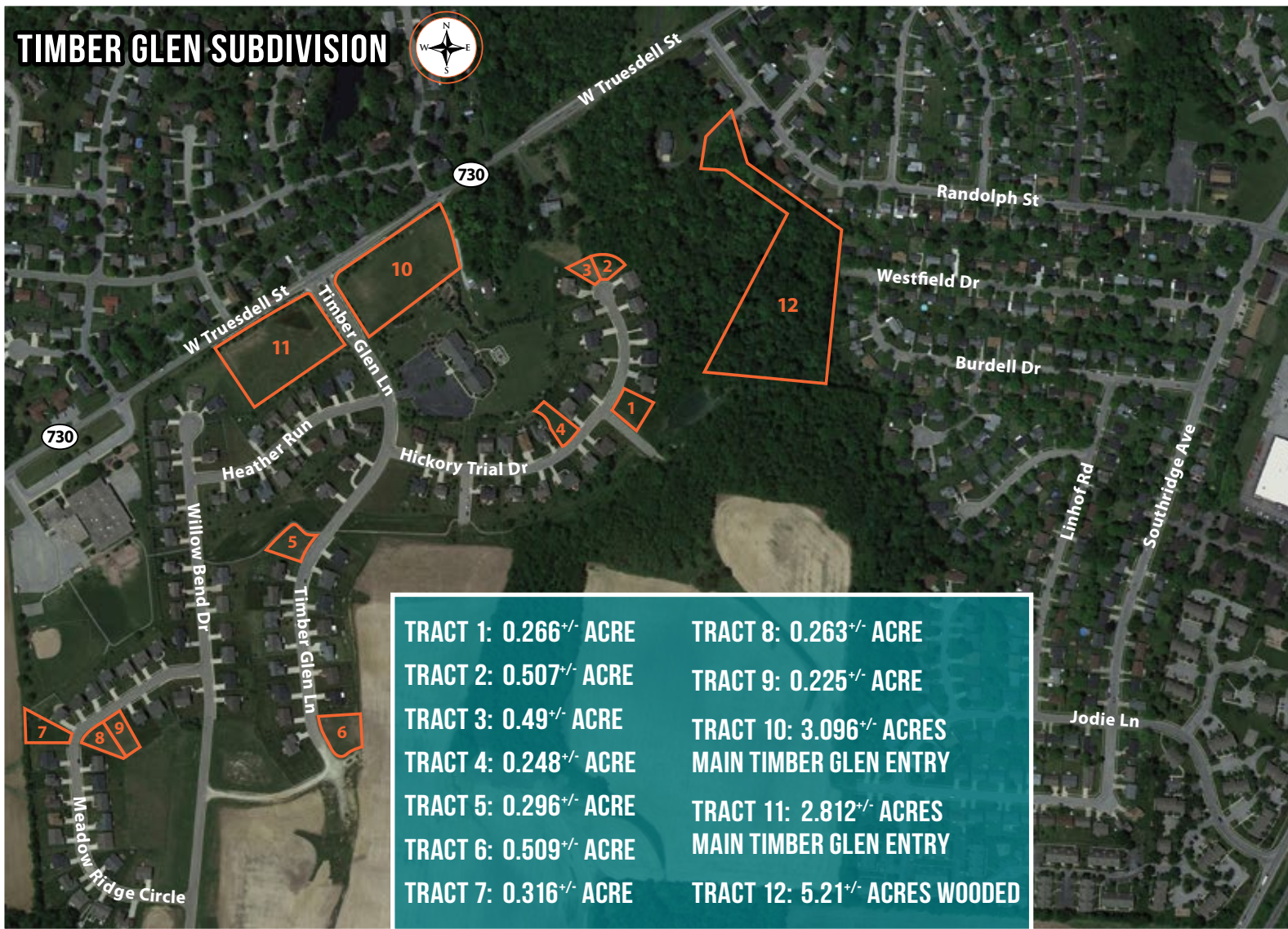
HLS# JEH-11570 (15)
800.424.2324 | www.halderman.com



Jim Hanna
Wilmington, OH
937-725-2908
jimh@halderman.com



Robert McNamara
Wilmington, OH
614-309-6551
robertm@halderman.com



PROPERTY INFORMATION

BOTH SUBDIVISIONS HAVE ORIGINAL PLAT FILES THAT INCLUDE COVENANTS AND RESTRICTIONS. REFER TO THOSE RECORDED PLATS WITHIN THE CLINTON COUNTY TAX MAP OFFICE.

LOCATION: IN THE CITY OF WILMINGTON, OHIO.

TRACTS 1-12 ARE LOCATED IN THE TIMBER GLEN SUBDIVISION. TRACTS 13-28 ARE LOCATED IN THE CROSS CREEK SUBDIVISION.

ZONING: R-1 (TIMBER GLEN), R-3 (CROSS CREEK)

TOPOGRAPHY: LEVEL - GENTLY ROLLING

SCHOOLS: WILMINGTON CITY SCHOOLS

ANNUAL TAXES:

TRACTS 1-9: \$446.40 (PER TRACT)

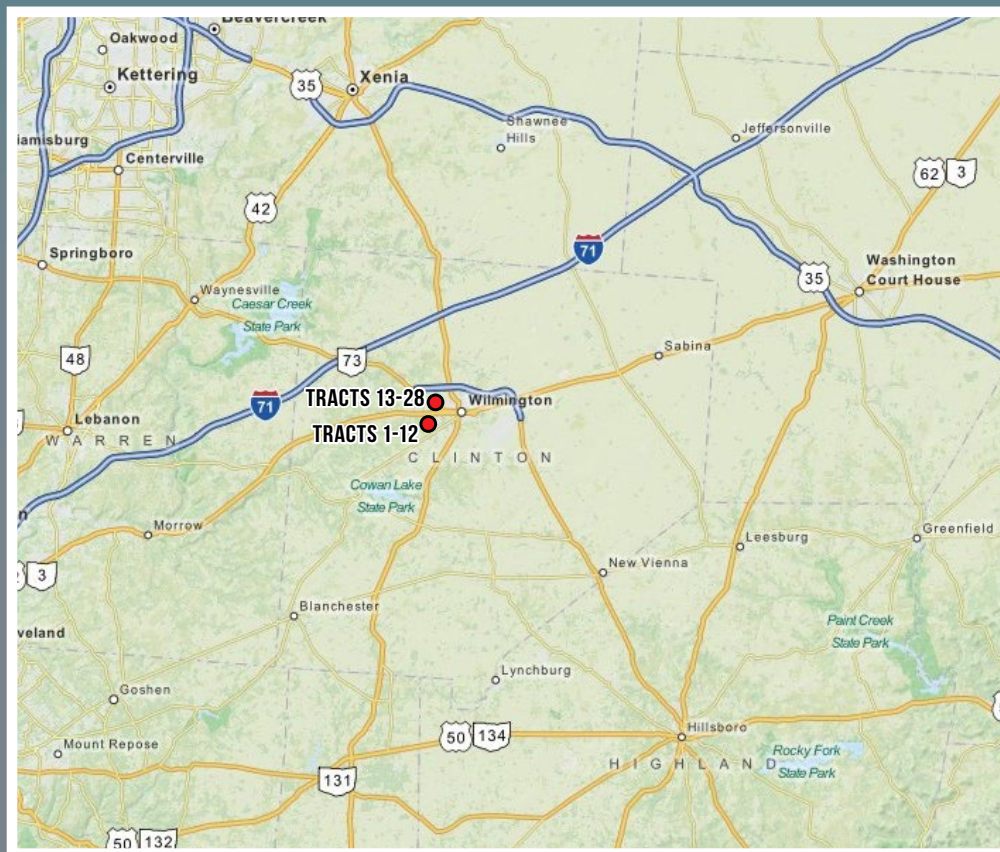
TRACT 10: \$562.64 (FRONTS ON SR 730)

TRACT 11: \$510.84 (FRONTS ON SR 730)

TRACT 12: \$1,249.18

TRACT 13: \$1,257.52

TRACTS 14-28: \$309.71 (PER TRACT)



TERMS & CONDITIONS:

Auction Conducted By:
Russell D. Harmeyer, OH Auct. Lic. #2001014575

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, OH Auct. Lic. #2004000060) will offer these properties at public auction on April 28, 2015. At 6:30 PM, 28 tracts and acreages will be sold at the Presbyterian Church of Wilmington, Ohio. The property will be only offered in tracts (each of the 28 units or lots). Each bid shall constitute an offer to purchase and the final bid, if accepted by the Receiver, with confirmation by the court, shall constitute a binding contract between the Buyer and the Receiver. The auctioneer will settle any disputes as to bids and his decision will be final. To place a confidential phone, mail or wire bid, please contact Robert McNamara at 614-309-6551 at least two days prior to the sale.

ACREAGE: The acreages listed in this brochure are estimates taken from the county tax map records, county auditor's records and plat maps. Tract numbers are the numbers as to our order of the sale. Lot numbers are the county recorder lot number within the subdivision. County tax parcel numbers are also provided to assist the buyer.

SURVEY: The county tax map office has approved these units as satisfactory for transfer.

No additional surveys are necessary to transfer the tracts to a new owner.

BUYER'S PREMIUM: Each final bid and resulting purchase amount shall then add a 10% Buyer's Premium to that bid and be shown as such in the purchase contract.

DOWN PAYMENT: 10% of the total purchase price is required down on the day of the auction with the balance due at closing. The down payment must be in the form of personal check, cashier's check, cash or corporate check. **YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. BE SURE YOU HAVE FINANCING ARRANGED, IF NECESSARY, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

APPROVAL OF BIDS: All successful bidders must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding. Successful bidders must execute purchase agreements on tracts just as they have bid, in addition to the 10% buyer's premium and make a 10% deposit amount, immediately after the sale. According to the Clinton County Common Pleas Court, the Receiver will submit the purchase contract to the court following the sale for confirmation. This is required by the court. These tracts are selling "without reserve" but the court requires confirmation on sale.

DEED: The Receiver, as appointed by the court to sell these tracts, with authority and approval from the Clinton County Common Pleas Court will provide a Receiver's Deed at closing.

EVIDENCE OF TITLE: The Receiver will provide an Owner's Title Insurance Policy to the Buyer on any tract that exceeds \$12,500 in purchase price, by tract. Each Buyer is responsible for a Lender's Policy, if needed.

CLOSING: The closing shall be on or about June 19, 2015. The Receiver has the choice to extend this date if necessary.

OFFERS PRIOR TO THE AUCTION: The Receiver is not pricing these units but will consider offers made up until 20 days prior to the auction date (on or before April 8, 2015, 2 P.M.).

POSSESSION: Possession of the lots/land will be at closing.

REAL ESTATE TAXES: Real estate taxes for each unit are shown. At closing, the Receiver will pay delinquent taxes and assessments, the 2014 taxes due and payable in 2015 and pro-rate the real estate taxes to the date of the closing, as prescribed by the court. The Buyer will pay the 2015 taxes due and payable in 2016 and all taxes thereafter, from the date of the closing.

ASSESSMENTS: Assessments are also listed and shown for each tract. The assessments shall also be paid at closing that are billed and enforced. The Buyer will pay all assessments after the date of the closing. No assessments beyond those of record as of March 1, 2015 shall be paid by the Receiver. Please see www.halderman.com for more assessment information.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigation, inquiries and due diligence concerning the property. Further, the Receiver and Halderman Real Estate Services disclaim any and all responsibility for bidder's safety during any physical inspections of the property. No party shall be deemed to be invited to the property by HRES or the Receiver.

AGENCY: Halderman Real Estate Services Inc., Russell D. Harmeyer, Auctioneer, and their representatives, are exclusive agents of the Receiver as Seller.

DISCLAIMER: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the purchase agreement. This information is subject to verification by all parties relying upon it. No liability for its accuracy, errors or omissions is assumed by the Receiver or HRES. All sketches and dimensions in this brochure are approximate. **ANNOUNCEMENTS MADE BY HRES AND/OR THEIR AUCTIONEER AT THE AUCTION DURING THE TIME OF THE SALE TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIALS OR ANY OTHER ORAL STATEMENTS MADE.** The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Receiver or HRES. Each prospective bidder is responsible for conducting his/her independent inspections, investigations, inquiries and due diligence concerning the property. Except for any express warranties set forth in the sale documents, Buyer(s) accepts the property "AS IS," and Buyer(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, the Receiver and HRES make no warranty or representation, express or implied or arising by operation of law, including any warranty for merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall the Receiver or HRES be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of HRES and/or the auctioneer. The Receiver and HRES reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of HRES and/or the auctioneer are final.