

ABSOLUTE AUCTION

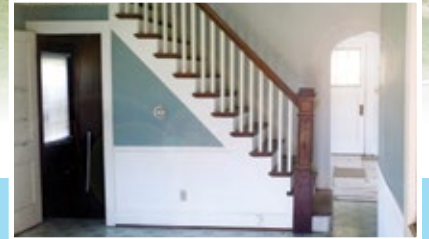
Springfield Twp • Hamilton County • Ohio

Thursday, July 10th • 6:30 PM

Corpus Christi Catholic Church • 2014 Springdale Rd • Cincinnati, OH 45231



OPEN HOUSES:
JUNE 16 • 5-7 PM & JUNE 29 • 1-3 PM
10413 Burlington Rd • Cincinnati, OH 45231



4.2^{+/-} Acres
2.7^{+/-} Acres with Home & Outbuildings

1,757 sq. ft. home with 3 bedrooms, 1.5 baths, handicap accessible. Bank barn and outbuildings.

Two billboards with rental income located on the property along St Rte 127/Hamilton Ave. (See Terms & Conditions)

Close proximity to I-275 and commercial businesses. Approximately 950' of road frontage with high density traffic.

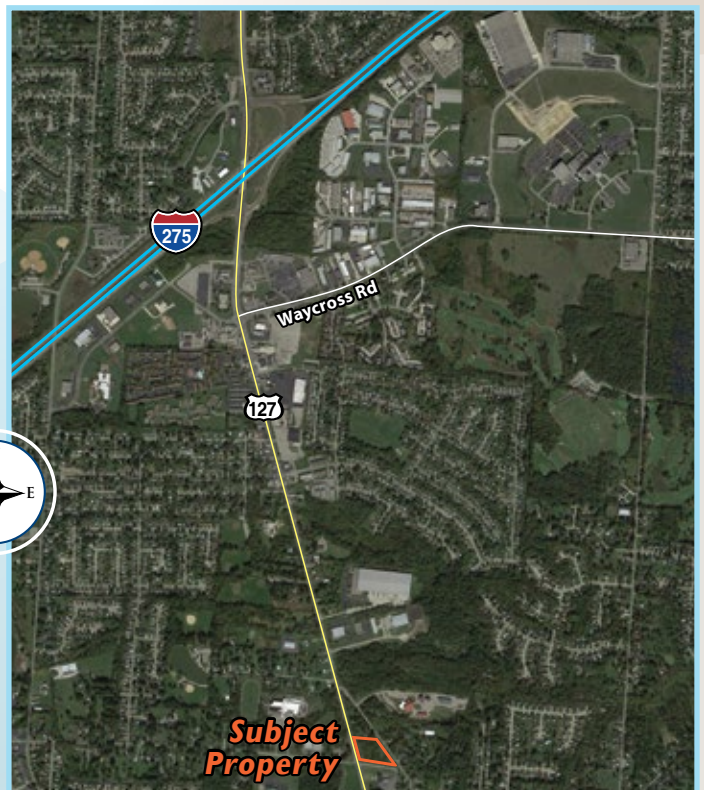
LOCATION: Northwest corner of Struble Rd and Burlington Rd in Cincinnati.

ZONING: Residential

TOPOGRAPHY: Level - Gently Rolling

SCHOOL DISTRICT: Mount Healthy CSD

ANNUAL TAXES: \$3,236.44



Owner: Emelie B. Weil Trust

HALDERMAN
REAL ESTATE
HLS# CLS-11445 (14) **SERVICES**

800.424.2324 | www.halderman.com

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

ABSOLUTE AUCTION

Springfield Twp • Hamilton County • Ohio

July 10th • 6:30 PM

4.2^{+/-} Acres Near I-275

Home & Outbuildings • 950' of Road Frontage



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Online Bidding is Available



NEW!

Halderman Real Estate App

Available on Android & Apple iOS

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TERMS & CONDITIONS:

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, OH Auct. Lic. #2004000060) will offer this property at public auction on July 10, 2014. At 6:30 PM, 4.2245 acres, more or less, will be sold at the Corpus Christi Catholic Church, 2014 Springdale Road, Cincinnati, OH. This is an absolute auction. This property will be offered as one single unit. Each bid shall constitute an offer to purchase and the final bid, shall constitute a binding contract between the Buyers and the Seller. 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 Craig Springmier at 937-533-7126, Jim Hanna at 937-725-2908 or 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 assessor's records, FSA records and/or aerial photos.

SURVEY: The Seller reserves the right to determine the need for and type of survey provided. If an existing legal description is adequate for title insurance for the tract, no new survey will be completed. If the existing legal description is not sufficient to obtain title insurance, a survey will be completed, the cost of which will be shared 50/50 by the Seller and the Buyer(s). The Seller will choose the type of survey to be completed and warrant that it will be sufficient to provide an owner's title insurance policy for the tract. If a survey is completed, the purchase price for the surveyed tract will be adjusted, up or down, to the exact surveyed acres. The price per acre will be the auction bid price for the tract, divided by the tract acreage estimated in the auction brochure.

DOWN PAYMENT: 10% of the accepted bid 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: The successful bidder must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding.

DEED: The Seller will provide a Trustee's Deed at closing.

EVIDENCE OF TITLE: The Seller will provide an Owner's Title Insurance Policy to the Buyers. Each Buyer is responsible for a Lender's Policy, if needed. If the title is not marketable, then the purchase agreement(s) are null and void prior to the closing, and the Broker will return the Buyer's earnest money.

EASEMENTS: The sale of this property is subject to any and all easements of record.

CLOSING: The closing shall be on or about August 15, 2014. The Seller has the choice to extend this date if necessary.

POSSESSION: Possession of land and buildings will be at closing.

SIGN LEASES/INCOME: Buyer(s) may be able to assume the lease with Martin Media beginning 9/1/14 that provides \$200 income monthly or shall have the right to terminate this lease by giving Notice to Lessee not later than 30 days following the date when the sale is completed. The purchaser shall, upon giving such notice of sale, provide Lessee with acceptable evidence thereof, and return to Lessee all rent paid for the unexpired term. Lessee shall remove its signs within 90 days after receipt of said notice. Buyer(s) may be able to assume the lease with Norton Outdoor Advertising, Inc. beginning January, 2015, that provides \$80 annually. (Contract originally written for \$30 annually.) Contract may be terminated upon 30 days notice before the end of any renewal term.

REAL ESTATE TAXES: Real estate taxes are \$3,236.44. Seller will pay the first half of the 2014 taxes. Buyers will pay the second half of the 2014 taxes and all taxes thereafter.

MINERAL RIGHTS: All mineral rights owned by the Seller will be conveyed to the Buyers.

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, Seller disclaims 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 Seller.

AGENCY: Halderman Real Estate Services; Russell D Harmeyer, Auctioneer, and their representatives, are exclusive agents of the 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 Seller 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 Seller 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, Buyers accept the property "AS IS," and Buyers assume all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller 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 Seller or HRES be liable for any consequential damages. Conduction of the auction and increments of bidding are at the direction and discretion of HRES and/or the auctioneer. The Seller 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.