

20 ACRES

- PRIMARILY WOODED & ROLLING
- WILDLIFE, RECREATION & TRAILS
- NATURE RETREAT w/WOODED DRIVE
- DREAM HOME on HIDE-AWAY SITE

BETHLEHEM TWP - STARK COUNTY - FAIRLESS SCHOOLS

WEDNESDAY, MAY 16TH @ 6:00 P.M.

"LIVE" Onsite: Mapquest – 7400 Riverland Ave SW • Navarre OH, 44662

AUCTION

*****ABSOLUTE SALE *** SELLS TO THE HIGHEST BIDDER *****

SELLER FINANCING available with 40% CASH DOWN



- Minutes from Riverland Indoor Equestrian Arena
- Immediate Access to Towpath Riding Trails



DIRECTIONS

FROM Canton. Travel on I-77 South to Fohl St / Exit #99. Go Right and travel .5 miles to Sherman Church. Go Left and travel 4 miles to Hudson Dr. Go Right and travel 4.5 miles to Riverland Ave. Go Left and continue .4 miles to the property. (Approx. 15 minutes)

FROM Navarre. Travel South on Hudson Dr SW towards I-77 for 1 mile to Riverland. Go Right and continue .5 miles to the property.

FROM Bolivar. (I-77 & Exit #93). Travel on OH-212 W for 2.5 miles to Riverland. Go Right and continue 4 miles to the property.



For Additional Information, Please Call or Text:

330-806-6249

Aerial Drone Video Available

OFFERING

Bid for wildlife, recreation or dream home building site with the confidence of optional seller financing. Buy it now and mortgage later to reduce loan fees. (see terms for details)

Property Corners are Flagged. Park at the gate, walk the property boundaries and enjoy the trails.

Current real estate taxes are \$60.14 per half under CAUV.

Licensed Broker Participation is encouraged. MLS# 3975319

Curtis A. Schneider, OH Realtor & Auctioneer



www.GrapevineRealEstate.co



TERMS OF SALE FOR MAY 16, 2018 – 20 ACRES, RIVERLAND AVE ABSOLUTE AUCTION – SELLS TO THE HIGHEST BIDDER

AUCTION TIME & DATE: 6:00 P.M. -- Wednesday -- May 16, 2018.

AUCTION LOCATION: ONSITE -- Through the gate and follow signs.
Mapquest: 7400 Riverland Ave SW
Navarre, OH 44662

FROM Canton. Travel on I-77 South to Fohl St / Exit #99. Go Right and travel .5 miles to Sherman Church. Go Left and travel 4 miles to Hudson Dr. Go Right and travel 4.5 miles to Riverland Ave. Go Left and continue .4 miles to the property. (Approx. 15 minutes)

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FROM Bolivar. (I-77 & Exit #93). Travel on OH-212 W for 2.5 miles to Riverland. Go Right and continue 4 miles to the property.

AUCTION FORMAT: All bidding is open and public. To bid during the auction, you need to raise your hand, shout out your bid or instruct an Auctioneer's Assistant to call out your bid for you.

AUCTION TYPE: Absolute. Regardless of Price. Sells to Highest Bidder(s).

AUCTION PROCEDURE. The property will be offered in 2 parcels and entirety. Auctioneer will conclude the bidding when there are no further increases that raise the aggregate bids of the parcels or the entirety. Seller or authorized representative will be present to sign the Purchase and Sale Agreement, at the time and place of auction.

CONDUCT OF THE AUCTION: Neither Seller, nor Auctioneer is permitted to bid at the auction. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. Announcements made from the podium supersede printed material. In the event of a dispute between bidders, the Auctioneer shall make the final decision to accept the final bid or to re-offer and re-sell the property. If any disputes should arise following the auction, the Auctioneer's records shall be conclusive.

AUCTION REGISTRATION: Registration will begin at 5:00 pm on the day of the Auction. All parties seeking to bid at the auction, must sign in at the registration table and present a current Driver's License or other valid form of identification. Prior to receiving a bidder's number, all bidders will be required to sign a statement ("Bidder's Statement"), that the bidder has inspected the property and sale documents.

REQUIREMENTS OF THE HIGH BIDDER(s): 10% Down at Auction. This payment is nonrefundable and made payable to the Designated Escrow Agent. Please review the Purchase and Sale Agreement for more details.

CLOSING DATE: The sale will close on or before June 13, 2018 at the Escrow Agent's Office, at which time Purchaser shall pay the balance of the purchase price. In the event a survey is required prior to transfer, the closing date will be within 14 days of survey completion. The Purchaser(s) will have one fourteen-day option to extend the date of closing by the non-refundable payment of an amount equal to 0.50% of the total purchase price. Please refer to the Real Estate Purchase Agreement for details. Time is of the essence.

DOCUMENTATION: A Property Bid Packet has been prepared and is available upon request.

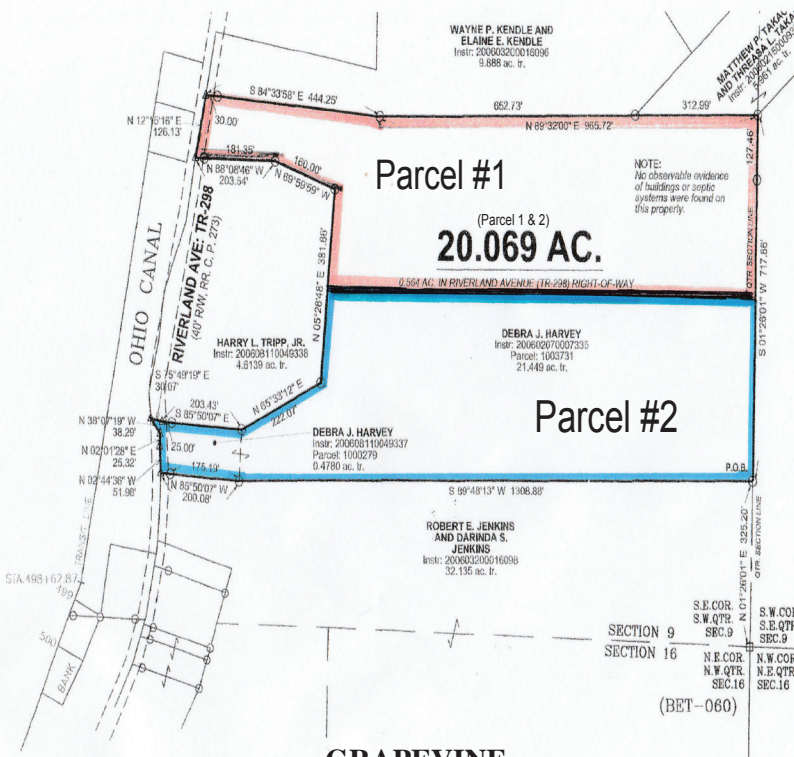
CONDITION OF THE PROPERTY: The property is being sold AS-IS. Your complete inspection of the property by your experts prior to the auction is encouraged. Parties inspecting property assume all risks.

Seller financing is being offered with 40% cash down payment with the balance amortized on a 10-year schedule with equal monthly payments of principal and interest at 6% with the entire balance due 48 months after the date of closing. Please review the Purchase & Sale Agreement contained in the Property Bid Packet for complete details on Seller-Financing. Parties not wanting to utilize Seller-Financing should make arrangements for third-party financing prior to closing. The Riverland Avenue Property is not offered, subject to Purchaser obtaining third-party financing. THERE IS A DISCOUNT EQUAL TO 2% OF THE PURCHASE PRICE FOR THE PURCHASER WHO CLOSSES THIS TRANSACTION FOR CASH WITHOUT SELLER-FINANCING.

ATTORNEY REVIEW RECOMMENDED: All information contained in this brochure and all other auction-related material, such as the Packet, should be carefully reviewed by an attorney prior to the auction and is subject to and may be superseded by (1) the Real Estate Purchase and Sale Agreement to be signed at the auction, as well as by (2) announcements made from the podium prior to the commencement of bidding.

AGENCY DISCLOSURE: Grapevine Real Estate Brokerage and Curtis A. Schneider, OH Realtor & Auctioneer, ("Brokers/Auctioneer(s)") and all parties associated with Brokers/Auctioneers, represent the Seller in this sale.

DISCLAIMER: The information contained herein is subject to inspection and verification by all parties relying on it. This sale is being conducted subject to the Terms of Sale and the Real Estate Purchase Agreement. No liability for its inaccuracy, errors or omissions is assumed by the seller or broker/auctioneer. ALL ACREAGE, SQUARE FOOTAGE, AND DIMENSIONS ARE APPROXIMATE. This offering may be withdrawn, modified, or canceled without notice at any time. Property is subject to prior sale. This is not a solicitation or offering to residents of any state or jurisdiction where prohibited by law.



**GRAPEVINE
REAL ESTATE**
Appraisal & Auction
325 Park Avenue, P.O. Box 547
Bolivar, OH 44612
330-806-6249

