

Premier Real Estate Auction

AUCTION OVERVIEW

20 Acres near Navarre, OH

Auction Date & Location

Wednesday, May 16th - - 6:00 P.M.
Registration Starts - - 5:00 P.M.
Auction will be ONSITE

Property Inspections

Walk the property at your convenience
Survey pins are marked
Park at Gate

Mapquest: **7400 Riverland Ave SW, Navarre, OH 44662**

Reason for Sale: Seller has permanently relocated down South and decided to sell a final piece of Ohio Real Estate via Absolute Auction. Your bid at this auction may be a Once in a Lifetime Opportunity to purchase this property at your Price!

Method of Sale: Offered Absolute. Sells to the highest bidder, Regardless of Price – onsite, May 16th @ 6:00 P.M. All bidding is open and public. The property will be offered as (2) 10-acre parcels and the entire 20 acres. Auctioneer shall conclude the bidding when there are no further increases that raise the aggregate bids of the (2) parcels or the entire 20-acre parcel. In order to bid at the auction, you will need to raise your hand, shout out your bid or instruct an Auctioneer's Assistant to call out your bid. Auction

Financing: Seller financing is being offered with a 40% cash down payment. The balance will be amortized on a 10-year schedule, with equal monthly payments of principal and interest at 6%. The entire balance will be 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.**

Property Bid Kit: A bidder's packet has been prepared containing maps, surveys, real estate taxes, seller financing details, title commitment, purchase agreement and other pertinent information. Property Bid Kits are available electronically / emailed (no cost) or hard-copied and USPS priority mail. The non-refundable cost for printing, shipping and handling is \$10 – request and payment can be sent to:

Grapevine Real Estate / **Phone: 330-806-6249**
ATTN: Curt Schneider, Auctioneer
325 Park Ave, P.O. Box 547
Bolivar, OH 44612

Registration: 5:00 P.M. on the Day of Auction

Requirements to Bid: 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") indicating the bidder has inspected the property and reviewed the sale documents. **The property will be sold "Where IS" in an "AS-IS" condition with no warranties. Your complete inspection of the property by your experts prior to the auction is encouraged. Parties inspecting property assume all risks.**

Requirements of the High Bidder(s): Immediately following the auction, the High Bidder(s) will be required to tender 10% of their successful bid and sign the Purchase and Sale Agreement. This payment is nonrefundable and will be made payable to the following:

Connolly, Hillyer & Welch Title Services, Inc.
223 Fair Ave NW, New Philadelphia, Ohio 44663
Escrow Agent: Renee Beem
Email: chwttitle@chwttitle.com
Phone: (330) 602-1800
Fax: (330) 602-1808

Closing Details: 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.**

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.

