

CAMBRIDGE OH PREMIER REAL ESTATE AUCTION

October 10, 2020 @ 12:00 PM

REGISTRATION BEGINS AT 11:00AM • LOCATION: ON-SITE & ON-LINE

NICOLOZAKES FAMILY OWNERSHIP DIRECTS SALE

**LUXURIOUS 35 AC ESTATE w/ 10,000+/- SqFt HOME
3 STORY 12 CAR GARAGE w/ 3 BEDROOM GUEST SUITE
GUERNSEY COUNTY - CAMBRIDGE - OHIO**



62737 Georgetown Road Cambridge, Ohio 43725

DESCRIPTION: The Nicolozakes Family Directs Immediate Sale of Family Estate. One of the most well known homes in all of Southeastern Ohio. This Extravagant Luxury Estate offers a Custom home w/over 10,000 +/- SqFt home of living space, 8 bedrooms, 10 full bath, detached 3 level 12 Car Garage (7,500 SqFt) w/3 bedroom living suite that was designed to double as a banquet/entertainment facility with kitchen, baths and bar, equipment/livestock barn, fenced pastures, all on over 35 +/- acres. Conveniently located within 1 hr. of Columbus, Canton, and Wheeling, only 1 mile from SR 209 exit off I-77 at Cambridge. Don't miss this once in a lifetime opportunity to purchase the "Cambridge Mansion" on the hill. Bidding will be Live, On-Site, & On-Live.

OPEN HOUSE DATES: SEPTEMBER 10, 13, 20, 27 & OCTOBER 4, 8 (All Times 1 - 3)



**KELLER WILLIAMS
LEGACY GROUP REALTY**

CALL: 330.879.5000

www.DuttonAuctions.com

Jared Dutton - Dutton Real Estate Auctions

Keller Williams Legacy Group Realty

In cooperation w/Leonard and Newland Real Estate Services



TERMS OF SALE FOR NICOLOZAKES FAMILY REAL ESTATE AUCTION—SAT. OCT. 10 @ 12NOON



OPEN HOUSE DATES: SEPT. 10, 13, 20, 27, OCT. 4, & 8 (ALL TIMES 1-3PM)

TIME AND PLACE OF AUCTION: The Auction will be held On-Site at 62737 Georgetown Rd Cambridge OH 43725 w/On-Line Bidding Available. On-Site Auction Registration begins @ 11:00 am. The Real Estate Auction will commence @ 12:00 PM.

AUCTION FORMAT: All bidding is live, open, and public. To bid during the auction, you need only raise your hand, shout out your bid or instruct an Auctioneers Assistant call out your bid for you, or bid online accordingly.

REQUIREMENTS OF THE SUCCESSFUL HIGH BIDDER: The high bidder on the property will be required to immediately tender the required Certified Check, or Approved Company or Personal Check in the amount of \$25,000 as initial earnest money made payable to Security First Title Inc. as escrow agent, and sign the Auction Purchase Agreement.

BUYERS PREMIUM: The auction purchase contract shall provide that the purchaser pays a buyer's premium of 10%. This amount is added to the high bid amount and inserted in the auction purchase contract as the total purchase price. Financing, if any, is calculated on the Total Purchase Price.

CLOSING PROCEDURE: Closing shall occur at the offices of Security First Title located at located at 58 N. 5th St Zanesville OH 43701 PH: 740-452-6026 on or before November 20, 2020 at which time purchaser shall pay the balance of the purchase price. Transfer of title will be by Trustee Deed. Time is of the essence.

POSSESSION OF PROPERTY: Possession shall be given to purchaser 30 days after the date of the closing.

AGENCY DISCLOSURE: All licensees associated with the Broker represent the seller in the sale of this property.

AUCTIONEER: Jared Dutton, Dutton Real Estate Auctions

BROKER: Keller Williams Commercial—Legacy Group Realty in cooperation with Steve Daily of Leonard and Newland Real Estate

BROKER PARTICIPATION: A referral fee equal to 1% of the high bid price will be paid by the seller from the sellers proceeds of sale to the Real Estate Broker acting as a buyer broker, whose client pays for and closes on the property. To qualify for the referral fee, the real estate agent must: (a) be a licensed real estate broker who will abide by the Association of Realtors Code of Ethics; (b) register the client by requesting and completing an Auction Registration form; (c) inspect the property with their prospect (d) attend the auction and bid with or for the client. All Registrations accepted will be acknowledged by Auctioneer **NO LATER THAN Oct 8, 2018.** Referral fees will be paid upon closing by the seller and receipt of all commissions by Auctioneer. No referral fees will be paid by Seller, if the broker, the broker's agent, or a member of the broker's immediate family is participating in the purchase of the property. An affidavit will be required certifying that the broker is not participating in any way as a principal. No sub-agency shall be offered to any broker by Auctioneer. There can be no exceptions to this procedure and oral registrations will be accepted.

CONDUCT OF THE AUCTION: Announcements made at the time of the auction from the podium take precedence over all printed material. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. Seller and auctioneer reserve the right to refuse admittance to or expel anyone from the auction premises for interference with auction activities, nuisance, canvassing, soliciting, or other reasons.

NO WARRANTIES: This property is being sold "AS IS", "WHERE IS", without any representation or warranty of any kind being made by the sellers or Auctioneer/Brokers, or by any other cooperating realty firm. All information in this brochure, any advertising, or in any other written form has been taken from sources believed to be accurate and reliable, but is not guaranteed.

PLEASE NOTE that this property is not being sold subject to financing. This means that, before you bid at the auction, you should have enough cash reserves to close the purchase, financing should be pre-arranged, or that you should be absolutely sure that you can qualify for financing. If you do not have the cash, or if you are not sure you can obtain financing, it is recommended that you do not bid.

Any property may be withdrawn, canceled or subject to sale prior to the auction without any further notice, subject to auction day announcements. The following contained in this brochure is subject to inspection and verification by all parties relying on it. Any desired inspections must be completed prior to the commencement of the bidding. The seller or their representatives assume no liability for its inaccuracy, errors or omissions.

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