

# REAL ESTATE AUCTION

1.3 Ac Land Site - Portage Co. - Deerfield Twp.

THURSDAY MARCH 23 @ 1PM

Abuts Berlin Lake Wildlife Area - Public Hunting/Fishing



230 ST RT 225, Atwater OH 44201

Real Estate Auction- THURS MARCH 23 @ 1PM. ONLINE ONLY—Bidding @ [www.DuttonAuctions.com](http://www.DuttonAuctions.com)

Beautiful 1.3 Acre land parcel in West Branch Local School District abutting the Berlin Lake Wildlife Area that offers public hunting and fishing on over 4,928 acres of land. Property is level, partially cleared, and partially wooded. Would make great weekend getaway site. Real Estate Taxes: \$277/yr. Terms of Sale: 10% of the purchase price down day of sale with the balance due in full at closing on or before April 28 2023. Buyers Premium of 10% added to the high bid to determine the total purchase price. All inspections must be completed prior to commencement of the bid-

OPEN HOUSE DATES:

March 19 (12-2P) & March 23 (11-1PM)

**KW** LEGACY  
GROUP REALTY  
KELLERWILLIAMS

[www.DuttonAuctions.com](http://www.DuttonAuctions.com)

CALL: 330.879.5000

Auctioneer: Jared Dutton, AARE

Since 1959  
**DUTTON**  
Real Estate Auctions

# TERMS OF SALE FOR MARCH 23 REAL ESTATE AUCTION

REGISTER ONLINE PRIOR TO AUCTION • LOCATION: ONLINE ONLY. [DuttonAuctions.com](http://DuttonAuctions.com)



**TIME AND PLACE OF AUCTION:** Auction will be held ONLINE ONLY & Begin @ 1 PM. Please register online prior to the auction. Auction Day a Dutton Auctions representative will be onsite from 11-1PM.

**AUCTION FORMAT:** All Bid Registrations must be approved by auctioneer prior to commencement of bidding. To Register to Bid Online, please follow the online bidding instructions at: <https://www.duttonauctions.com>. All Bidding is to be On-Line ONLY. Call our office for help registering (330) 879-5000.

## REQUIREMENTS OF THE SUCCESSFUL HIGH BIDDER:

The high bidder will be required to tender 10% of High Bid down day of sale, in the form of cash, certified bank check, or via bank wire as initial earnest money, made payable to ACT Title, as escrow agent, and sign the Auction Purchase Agreement

**BUYERS PREMIUM:** The auction purchase contact shall provide that the purchaser pays a buyer's premium of 10%. This amount will be added to the high bid amount to determine the total auction purchase price. Financing, if any, shall be calculated on the Total Auction Purchase Price.

**TITLE:** Sellers shall furnish at their own expense a title guaranty policy brought to date of delivery of deed, showing good marketable title in fee simple in sellers and shall convey the premises by General Warranty Deed, free of dower, liens or encumbrances, except as specified herein.

**CLOSING PROCEDURE:** The real estate title and closing will be provided by ACT Title and shall occur on or before April 28, 2023 at which time purchaser shall pay the balance of the purchase price. Transfer of title will be by General Warranty Deed.

**POSSESSION OF PROPERTY:** At Recording of the Deed.

**PLEASE NOTE:** The 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, or that 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.

**NO WARRANTIES:** This property is being sold "AS IS", "WHERE IS", without any representation or warranty of any kind being made by the sellers, auctioneer, Keller Williams Legacy Group Realty, 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 reliable and accurate, but is not guaranteed.

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

**BROKER PARTICIPATION:** : A referral fee in the amount of one percent (1%) of the High Bid Price will be paid to the qualified Real Estate Broker acting as a buyer's broker whose client pays for and closes on the property. In order to qualify for this fee, the Real Estate Broker must: (A) Be a licensed Real Estate Broker in the State of Ohio who will abide by the National Association of Realtors code of Ethics. (B) Register the client with listing broker/auctioneer by mail/email on Client Broker Registration Form, provided by Auctioneer, which must be signed by broker/salesperson and prospect, with Keller Williams-Legacy Group Realty & Dutton Real Estate Auctions, prior to attending an open house with client and prior to and **NO LATER THAN MAR. 19, 2023**. (C) Sign in and inspect the properties with the prospect during a scheduled on-site inspection. (D) Attend the auction with the prospect and bid with or for the prospect who was the high bidder. A complete file of all broker registrations will be maintained by Auctioneer. No referral fees will be paid if prospect has previously contacted listing broker or attended a scheduled open house without buyer/broker. Referral fees will be paid upon the closing of the sale by the Seller and only after receipt of all commissions by listing broker, Keller Williams—Legacy Group Realty. No referral fees will be paid by Seller if the cooperating broker, 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 to be signed certifying that the broker is not acting or participating in any way as a principal. No sub-agency shall be offered to any buyer/broker by listing broker and the Broker shall represent the buyer and have a signed Agency disclosure form as such. There can be NO EXCEPTIONS to this procedure and NO oral registrations will be accepted. If a referring broker has not met all of the above requirements, no referral fee will be paid.

**ATTENTION AUCTION BUYERS:** We recommend that you arrive at the auction at least one hour prior to the sale, in order to answer any last minute questions and register to get APPROVED to 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 property is being offered with reserve, subject to seller acceptance. The following contained in this brochure is subject to inspection and verification by all parties relying on it. The sellers) and their representatives assume no liability for its inaccuracy, errors, or omissions.

**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.

**AUCTIONEER:** Jared Dutton, AARE / 330.879.5000 Ext. 6

**BROKER:** Keller Williams—Legacy Group Realty

DUTTON REAL ESTATE GROUP—OVER 5000 PROPERTIES

