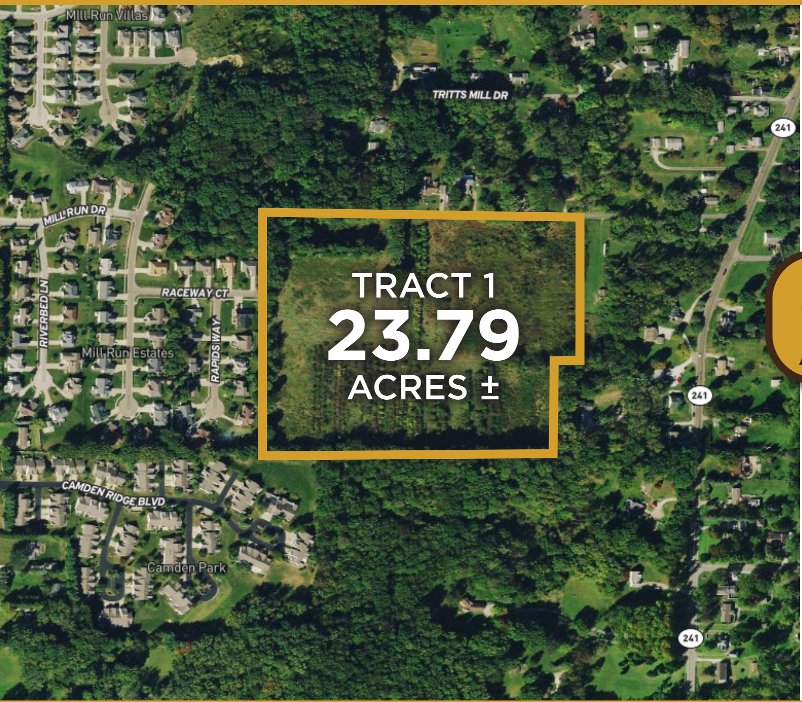
LAND AUCTION

10% BUYERS PREMIUM | LIC. #2022000271

RES AUCTION SERVICES



ABSOLUTE AUCTION

23.79 AC± | 1 TRACT | SUMMIT CO, OH

ABSOLUTE AUCTION: LIVE AND ONLINE AT RES.BID

AUCTION DATE: 10/3/24 | **AUCTION TIME:** 5:30 PM EST

AUCTION LOCATION:

ON SITE AT CATES ROAD, AKRON, OH 44312

TRACT 1: Location, location, location on this Summit County 23 +/- acre property! The former Horseshoe Orchard is looking for a new owner. The property has apple tree rows galore with great views. This former orchard would be perfect for potentially building your new home, creating a new orchard, or for a place to get away. Conveniently located with easy access to Interstate 77 makes travel from Akron, Canton, and Cleveland a breeze. The quiet setting is at the end of a dead-end street. The property is currently zoned R-2 which offers tons of potential.

Taxes:	$3,309 of record
Lease Status:	No leases
Possession:	Immediate possession at closing
Survey needed?:	No survey needed
PIDs:	51-01600
Lat/Lon:	40.9908, -81.4676
Zip Code:	45697

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

PETE PARAS, AGENT: 330.610.7460 | pete.paras@whitetailproperties.com

WTP: JEREMY SCHAEFER, BROKER | **RES AUCTION SERVICES:** ANDY WHITE, AUCTIONEER

RANCHANDFARMAUCTIONS.COM | RES.BID

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES DBA RANCH & FARM AUCTIONS | Jeremy Schaefer, OH Broker for Whitetail Properties Real Estate, LLC, License # 2021003258 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Jeremy Schaefer, Ohio Land Specialist for Whitetail Properties Real Estate, LLC, 216.406.3757 | Pete Paras, Ohio Land Specialist for Whitetail Properties Real Estate, LLC, 330.610.7460
Auction will be conducted by RES Auction Services, a licensed Ohio Auction Company | Andrew R. White, Auctioneer for RES Auction Services

TERMS OF SALE

A 10% Buyer's Premium applies to all purchases

Any desired inspections must be completed prior to bidding. This purchase agreement is not contingent upon the satisfactory state of any inspections required after the date of the auction. Sellers will provide a marketable deed and convey the property as per terms of the Real Estate Purchase Agreement

Property Sells "AS IS"

Property sells subject to articles in the present Deed, Title, and any articles or notices of public record

Buyer will pay CAUV tax recoupment if any, due and payable after deed conveyance Seller, through Seller's title agency, shall provide to Buyer: Fiduciary Title, The Escrow Agent shall be chose by the Seller, however, if required as a condition of the load, the Escrow Agent shall be chosen by Buyer's Lender

Seller shall pay for the cost of the title search, deed preparation and county conveyance fees. Seller and Buyer shall each pay one-half of the Escrow Agent's standard closing fee. If an owner's policy of title insurance is selected, the buyer and seller will split the owner's title insurance 50/50, including, without limitation, the additional cost of the premium for usance of an owner's policy, the cost of a loan policy, title endorsements, location survey, or other items required by Buyer, or Buyer's lender. Buyer shall pay for all recording fees. RES advocates the use of title insurance in all real estate transactions.

Acreage and frontage amounts, including lot markers, are approximate and subject to final survey. (If required)

RES requires a nonrefundable down payment of 10% of the purchase price at the time of purchase. The sale is not subject to any contingencies for financing. Earnest Money Deposit is NON REFUNDABLE.
Buyer does not close in compliance with the terms of this purchase agreement, all earnest money shall be forfeited and paid to the Seller as liquidation damage.

Buyer agrees to indemnify and save harmless RES, its employees, and agents, from any liability stemming from any incorrect information given or any material information Seller fails to disclose whether or not known by the Seller at the time of the execution of the purchase agreement.

The successful purchaser will be required to make a nonrefundable down payment of 10% at the conclusion of the auction with the balance due at closing within 45 days. A 10% buyer's premium will be added to the final bid to determine the purchase price. All desired inspections need to be completed prior to bidding. Additional details are available at www.RES.bid

Property sells subject to any announcements made day of sale.