

REAL ESTATE AUCTION

FRIDAY, NOVEMBER 14 • 2 PM

SCHRADER
Real Estate and Auction Company, Inc.
 800-451-2709
 Schraderauction.com



PICKAWAY CO., CIRCLEVILLE



1.110±
ACRES
 OFFERED IN 4 TRACTS

- Prime Location Near Downtown
- High Traffic Volume
- Easy Access from all 4 sides

LARGE, VACANT, COMMERCIAL-DEVELOPMENT, SHOVEL-READY LOT

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email: auctions@schraderauction.com
 Auction Managers: Nick Cummings, Dale Evans

740-572-0756
 800-556-6353

OHIO OFFICE: 2663 Lewis Road NE
 Washington Court House, OH 43160



SCHRADER
Real Estate and Auction Company, Inc.

TERMS & CONDITIONS:

PROCEDURE: The property will be offered at oral auction in 4 individual tracts, any combination of tracts, or as a total 1.110± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may complete.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: Successful bidder(s) will be required to enter into purchase agreement at the auction site immediately following the close of the auction. All final bid prices are

subject to the Sellers' acceptance or rejection.

EVIDENCE OF TITLE: The Seller shall provide a preliminary opinion of title to be made available to buyer elects to purchase title insurance, the cost thereof shall be at such buyer's sole expense. Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar or related matters. All tracts sold

DEED: Appropriate deed will be delivered at closing date, or as soon thereafter as applicable

CLOSING: Closing shall place 30 days after closing documents are completed.

REAL ESTATE TAXES: Real estate taxes will be paid at seller's option and sufficient for the closing.

POSSESSION: Day of closing, immediately following the closing.

ACREAGE: All boundaries are approximate and have been estimated based on aerial sketches.

SURVEY: A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buyer(s) and seller will share survey expenses 50:50. Combination purchases will receive a permit survey only. Closing prices will not be adjusted to reflect any differences between advertised and surveyed acres. The type of survey performed shall be at seller's option and sufficient for the closing.

EASEMENTS: Sale of the property is subject to any and all easements of record.

AGENCY: Schradet Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTY: All information contained in this brochure and related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. Conduct of the auction and increments relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Each potential bidder is responsible for conducting his or her own independent inspection, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties to the auction. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

Large, Vacant, Commercial-Development, Shovel-Ready Lot



1.110±

ACRES PICKAWAY CO., CIRCLEVILLE

Ohio

OFFERED IN 4 TRACTS

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AUCTION LOCATION: Circleville Fire Department, 586 N. Court Street, Circleville, OH 43113. From US-23 turn east on OH-56/Main Street and travel .3 mile to Court Street. Turn north and travel .6 mile to Fire Department.

PROPERTY LOCATION: 301 N. Court St., Circleville, OH 43113 (Located between High St. and Water St.) From US-23 turn east on OH-56/Main Street and travel .3 mile to Court St. Turn north and travel 2 blocks to property on northwest corner of Court St. and High St.

Zoning: Downtown Business

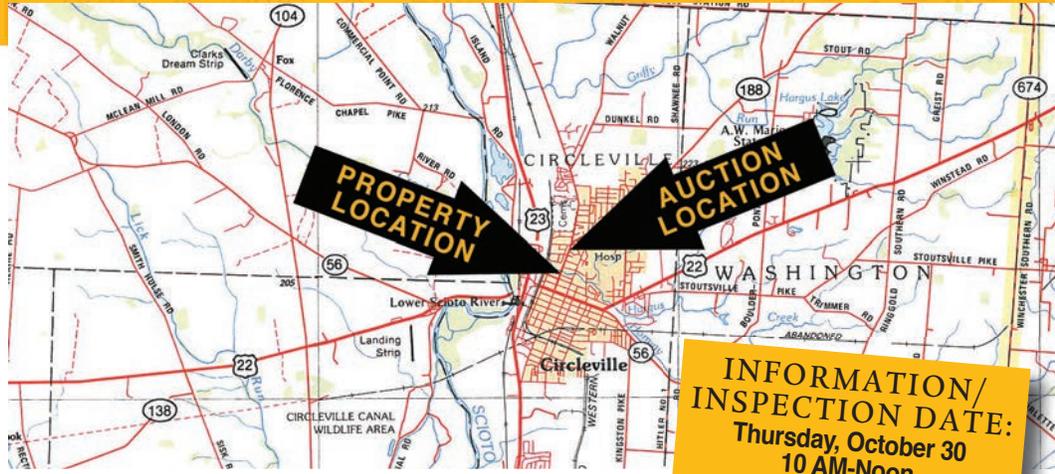
- PRIME LOCATION NEAR DOWNTOWN
- HIGH TRAFFIC VOLUME
- EASY ACCESS FROM ALL 4 SIDES

Each Tract is approximately 133' x 91' (12,100± sq. ft.)

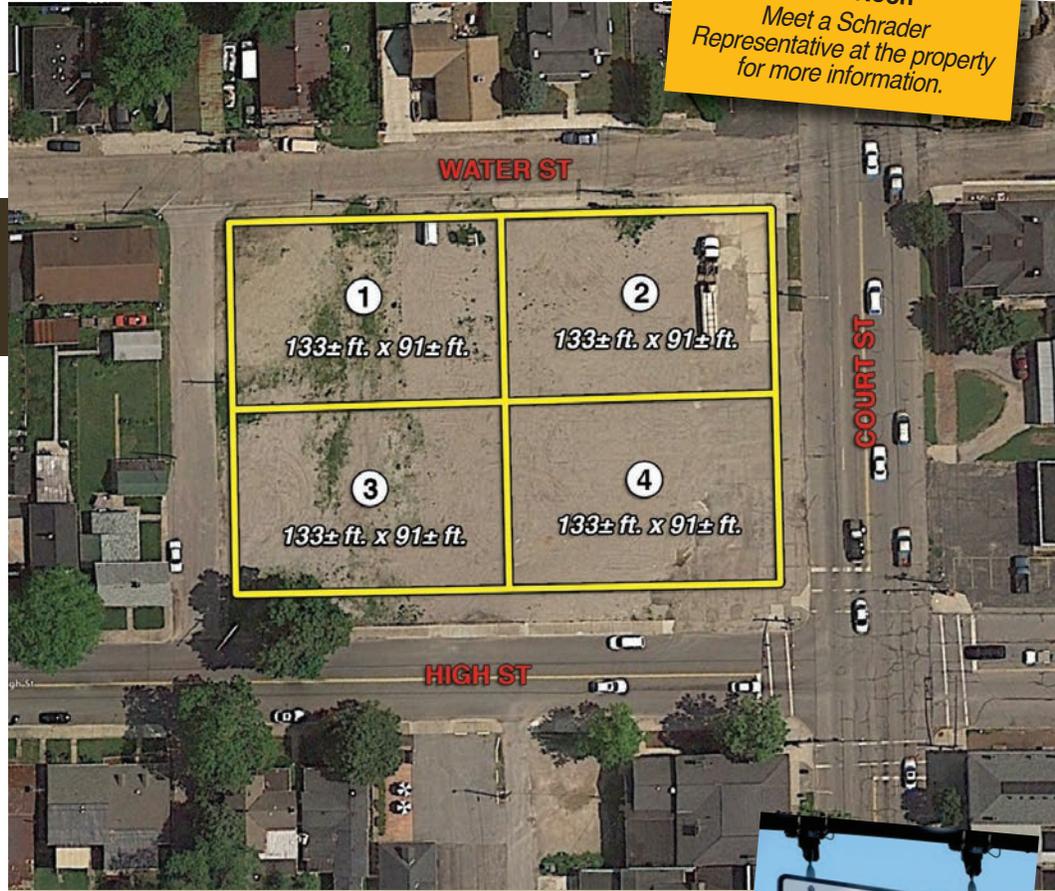
Consider the income potential that this large lot has to offer. Investigate the opportunities for investors and business owners alike, such as fast food service, restaurant, strip mall, office building, retail store, or apartment building.

This property was previously utilized as a service station/carwash. The fuel tanks have been removed and the property has been cleaned and inspected. (No Further Action letter and other environmental reports are available upon request.)

M³ In the Schrader Method of Auction, you may bid on any tract, any combination of tracts, or on the entire property. Put together the combination that best fits your needs.



INFORMATION/INSPECTION DATE:
Thursday, October 30
10 AM-Noon
Meet a Schrader Representative at the property for more information.



OWNER: CIRCLEVILLE OIL COMPANY



Auction Managers: Nick Cummings, CAI 740-572-0756 Dale Evans 260-894-0458
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