

AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered in 1 individual tract. There will be open bidding during the auction as determined by the Auctioneer.

DOWNPAYMENT: \$5,000.00 down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, 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 a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: The Seller will provide a Preliminary Title Opinion for the review of the prospective buyer(s). If Buyer(s) elect to

have title insurance, the entire cost of the owner's title insurance will be the responsibility of the Buyer(s). Seller agrees to provide merchantable title to the property subject to matters of record. All tracts sold "As-Is".

DEED: Seller(s) shall provide a Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, with a targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession will be delivered at closing.

REAL ESTATE TAXES / ASSESSMENTS: Taxes will be pro-rated to the date of closing.

ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.

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. Any need for

a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for title transfer.

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

MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller.

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

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made

by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers 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.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.



SCHRADER
Real Estate and Auction Company, Inc.

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real estate

AUCTION

NEW PARIS, OHIO • Preble County

NOVEMBER 2018						
SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	



NEW PARIS, OHIO (PREBLE Co., Jefferson TWP)

6 miles NE of NEW PARIS, OH

7 miles NE of RICHMOND, IN

real estate
AUCTION

20± acres
offered in 1 tract

- 3 Bedroom Country Home
- Rolling Pasture and Mature Woodland
- Great for the Hunter or Outdoor Recreation
- National Trail School System
- Frontage on Morrison-Mikesell and Whitewater-Eldorado Roads

Friday, November 9th • 11am

Auction Held on Site: 11367 Morrison Mikesell Road, NEW PARIS, OH 45347



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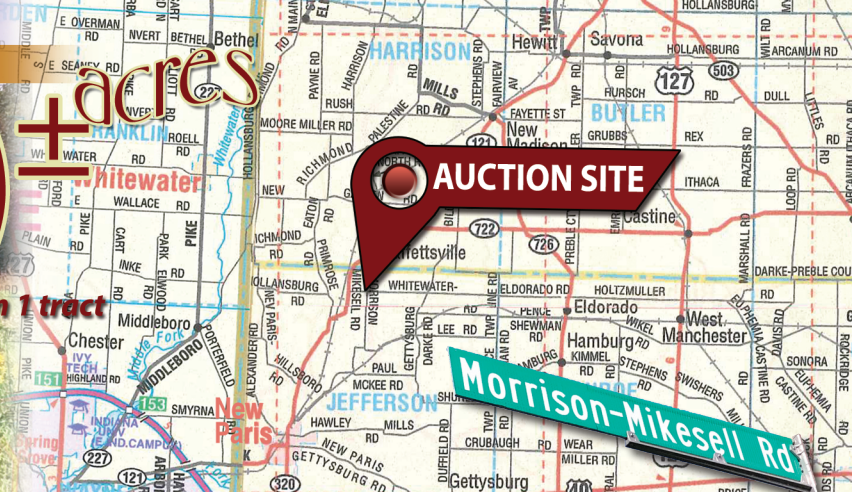


ONLINE BIDDING AVAILABLE

NEW PARIS, OHIO (PREBLE Co., Jefferson TWP)

20± acres real estate AUCTION

offered in 1 tract



AUCTION SITE

Morrison-Mikesell Rd

6 miles NE of NEW PARIS, OH
7 miles NE of RICHMOND, IN

Friday, November 9th • 11am

PROPERTY and AUCTION LOCATION: 11367 Morrison Mikesell Road, NEW PARIS, OH 45347. From the middle of New Paris: travel north on OH SR 121 for 4 miles to Whitewater Eldorado Road, then turn right and travel ½ mile to the property starting on your right.

PROPERTY DESCRIPTION:

PREBLE County, Jefferson Township

- This property features 20.036 total acres with 14± acres of woods and 4± acres of pasture. This is a great opportunity to have a place in the country.
- The house is vinyl sided with mostly vinyl windows. It features 3BR, 1BA, living room, den, loft and a large open-concept kitchen and dining room area. 1,600± sf of living space.
- There is an attached 2.5 car garage with (2) overhead doors with automatic openers.
- The house features a gas forced air furnace with central air. The water heater is gas and there is an owned water softener.
- Additional buildings include an older framed livestock barn and 1-car garage with overhead door
- Current Taxes: \$1,942.14 per year



20±
Acres



inspection dates:
Friday, October 26th • 10-11am
Friday, November 2nd • 10-11am

OWNER: Earl R. Flora, Jr. and Sandra D. Flora

For Information Call:
AUCTION MANAGER:

Andy Walther, 765-969-0401
andy@schraderauction.com

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ONLINE BIDDING AVAILABLE

You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.

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