

TERMS & CONDITIONS

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 6± 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 compete.

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 cashiers 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: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. The auction is Absolute and the final bid price shall be accepted.

cepted.

EVIDENCE OF TITLE: Seller shall provide an owners title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Warranty Deed(s).

CLOSING: The balance of the purchase price is due at closing. The targeted closing date will be approx. 30 days after the auction. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession is at closing

REAL ESTATE TAXES: Taxes shall be prorated to the date of closing

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidders safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ing of the property for sale.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey 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 Sellers option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & 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 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. All sketches and dimensions in the brochure are approximate. 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 Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the persons 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.**

Absolute Real Estate AUCTION 6± acres in 3 Tracts



CORPORATE HEADQUARTERS

950 N. Liberty Dr., Columbia City, IN 46725

email: auctions@SchraderAuction.com

AUCTION MANAGER:

REX D. II (RD) SCHRADER

Rex D. Schrader II (Broker), BRK.2014002282

Ohio #63198513759

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800-451-2709

SchraderAuction.com



JANUARY 2020						
SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
			7	8	9	10
5	6		14	15	16	17
12	13		21	22	23	24
19	20		28	29	30	31
26	27					

Absolute Real Estate AUCTION 6± acres in 3 Tracts

Fulton County, Ohio

- Potential Building Sites
- Great Location
- Frontage on SR 2
- 70'x126' Building

ONLINE BIDDING AVAILABLE



800-451-2709

SchraderAuction.com

Monday, January 13 • 6pm

Absolute Real Estate AUCTION **6± acres** in 3 Tracts

Fulton County, Ohio

Monday, January 13 • 6pm



PROPERTY LOCATION: From the Intersection of SR 2 and SR 66 in Archbold, OH. Travel west on SR 2 for approx. 1 mile to CR 24. The property is located on the northwest side of the intersection of SR 2 and CR 24.

AUCTION LOCATION: Ruihley Park (Scout Cabin), 210 W. Williams St, Archbold, OH 43502.

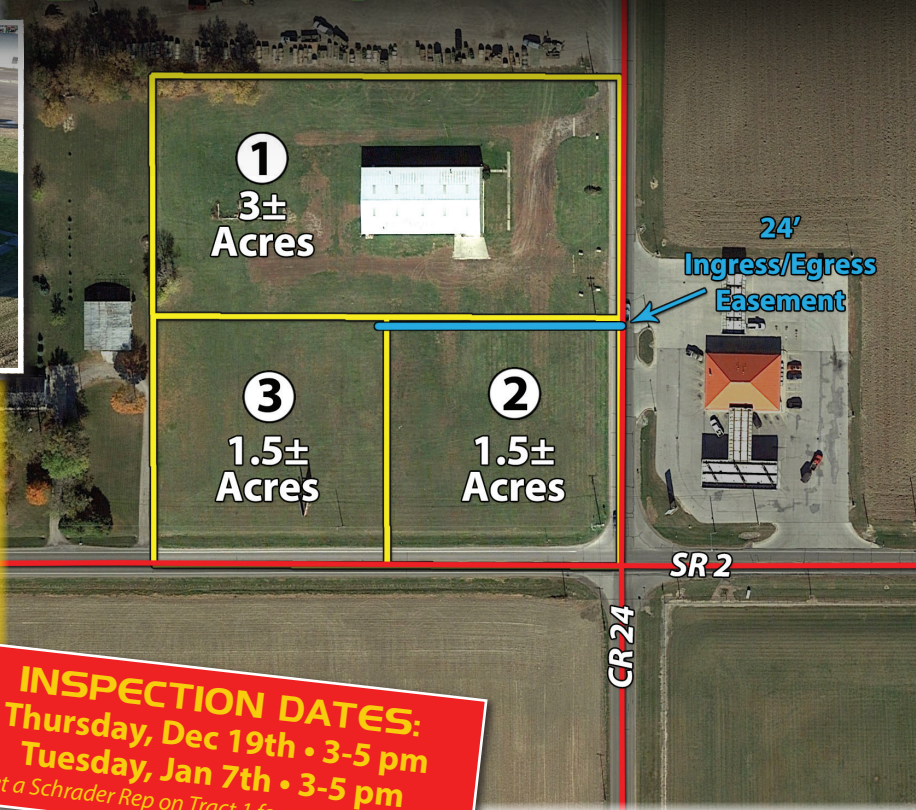
- Potential Building Sites
- Great Location
- Frontage on SR 2
- 70'x126' Building
- Billboard Income

TRACT DESCRIPTIONS:

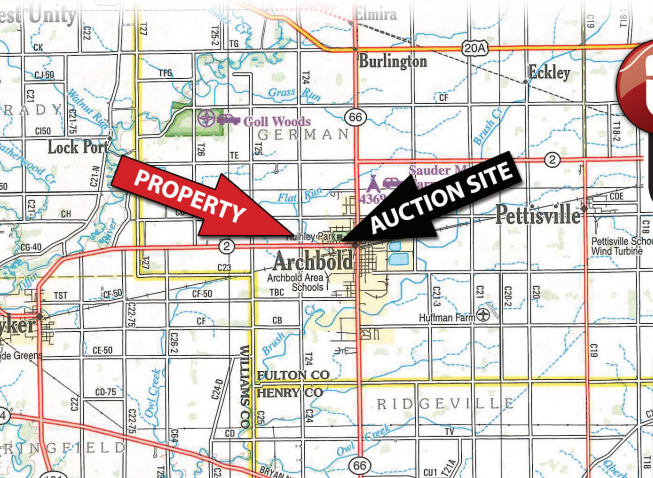
TRACT 1: 3± ACRE lot with a 70'x126' building creating many possibilities being located just outside of Archbold!

TRACT 2: 1.5± ACRE corner lot located at the intersection of SR 2 and CR 24 with water and sewer nearby. Think of the potential!

TRACT 3: 1.5± ACRE lot with Billboard Income and frontage on SR 2. Combine with Tract 2 to create a large lot with abundant frontage on SR 2 and CR 24.



INSPECTION DATES:
Thursday, Dec 19th • 3-5 pm
Tuesday, Jan 7th • 3-5 pm
Meet a Schrader Rep on Tract 1 for more information



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.

OWNERS: K. David Reitzel, Jr., as Trustee of the K. David Reitzel, Jr. Trust. & Kenneth L. Reitzel, as Trustee of the Kenneth L. Reitzel Trust

AUCTION MANAGER: RD Schrader



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