

507 Carlyle Street  
Payne, OH 45880  
Paulding County

# REAL ESTATE AUCTION 3-BEDROOM RANCH HOME

On Double City Lot  
Walking Distance to  
Payne Elementary



TIMED ONLINE ONLY  
VIRTUAL  
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Held On-Site  
THURSDAY, JUNE 12 • 6PM

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### AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered as a single tract.  
**DOWN PAYMENT:** \$2,500 down payment at close of the auction. 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:** All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection. The terms of this agreement and any addendum are non-negotiable.  
**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.  
**DEED:** Seller shall provide Warranty Deed(s).  
**CLOSING:** The targeted closing date will be approximately 30 days after the auction.  
**POSSESSION:** Buyer(s) shall receive possession at closing.  
**REAL ESTATE TAXES:** Real estate taxes will be pro-rated to the date of closing.

**DITCH ASSESSMENTS:** Buyer shall pay all ditch assessments due after closing.

**PROPERTY INSPECTION:** Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's 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.

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

**SURVEY:** 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 providing title insurance. Combination purchases will receive a perimeter survey only.

**EASEMENTS:** All real estate is being sold subject to any existing recorded easements.

**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 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.

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Payne, OH 45880  
Paulding County

# REAL ESTATE AUCTION

## 3-BEDROOM RANCH HOME

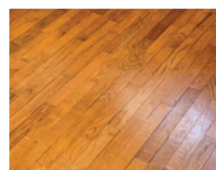
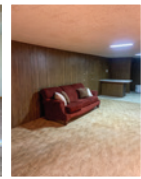
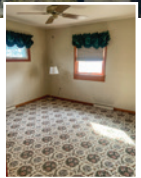
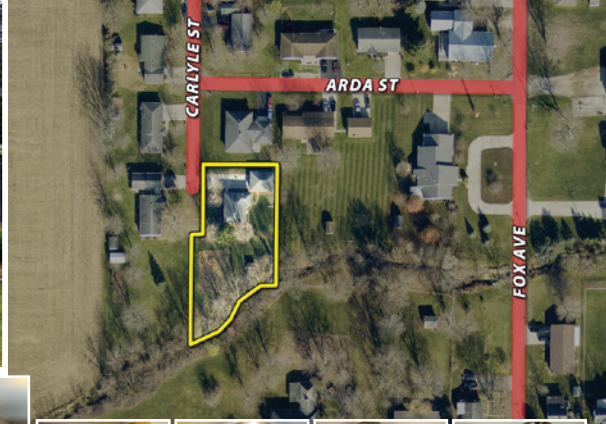
*Held On-Site*

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On Double City Lot  
Walking Distance to  
Payne Elementary

- Half Acre Lot on Quiet Dead End Street
- Hardwood Floors Throughout
- Eat-In Kitchen with Hardwood Cabinetry
- Full Mostly Finished Basement
- Bar Area in Basement
- Updated Furnace with Central Air
- Large Storage Area in Basement
- 2-Car Garage
- Whole-House Generator
- Natural Gas Service
- City Water and Sewer
- Mostly Updated Windows

**OPEN HOUSES: 4:00 - 6:00pm**  
Wednesday, May 28 & June 4



Owner: Forest Glen Deatrick Jr.

Auction Manager:

Jerry Ehle • 260.410.1996  
or 260.749.0445 (office)

**SCHRADER**  
THE ORIGINAL MULTI-TRACT AUCTIONS

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