

COLE REAL ESTATE AUCTION

Thursday August 14th @ 6PM

5583 Marion Cardington Road

Marion, Ohio 43302

Terms and Conditions of the Auction

BIDDING PROCEDURE: All bidding is open to the public. It's easy, so don't be bashful! This is a onetime opportunity. Watch the auctioneer and his bid assistants. They will take your bids and direct any questions you might have to the appropriate person.

BID ACCEPTANCE & DOWN PAYMENT: The successful bidder will be required to enter into a purchase contract at the conclusion of the auction. The property sells with Owner's Confirmation to the final bid. A \$10,000 non-refundable down payment is required auction day in the form of a Company or personal check. The balance is due at closing within 40 days. **Your bidding is not conditional upon financing, inspections, or appraisals.** Be sure you have arranged financing, if needed, and are capable of paying certified funds at closing. Assignments of any purchase contracts are conditional on the bidder remaining jointly liable on the contract with the assignee.

DEED & CLOSING: A Deed and Title Search warranting that the property is free and clear of all mortgages, liens and encumbrances that do not interfere with its normal and customary use will be furnished by the Estate. The real estate is being sold subject to any and all legal easements of record. The closing shall be held at M&A Title in Mt. Gilead, Ohio.

TAXES & POSSESSION: Taxes at the current rate of \$1,037.12 a year shall be prorated to the day of closing. Possession is at the closing/delivery of Deed.

AGENCY: Wigton Real Estate & Auction LLC and all affiliated agents and personnel are agents for the Seller. Any statements made auction day take precedence over any previous printed material or oral statements.

DISCLAIMER: Bidders should do their own due diligence as all information has been obtained from what are deemed reliable sources but are not guaranteed. Parcel acreages, dimensions, maps, and boundaries are approximate and are taken from County records. The potential Buyers hereby stipulate and agree that they have examined the property. Relying solely upon such examination with reference to conditions, Buyers agree to take such property in **"AS-IS"** condition without any expressed or implied warranties by the Seller or Seller's agent. Any inspections desired by the Buyer shall be prior to the auction at the Buyer's expense. All inspections stop the day of the Auction. Open for inspection on August 5th 6-7 PM, August 10th 2-3 PM & 1 hour prior to the auction.

Roger & Catherine Cole, Owners

WIGTON REAL ESTATE & AUCTION LLC

Wes Wigton, Auctioneer/Realtor

Larry Wigton, Auctioneer/Broker

740-816-0049 / 419-864-8417

www.wigtonauctionauctions.com

date _____
Seller's initials

date _____
Buyer's initials