

Plymale Trust Real Estate Auction

Wednesday May 13th @ 6 PM

4277 Radnor Road

Radnor, Ohio

TERMS & CONDITIONS OF THE AUCTION

All bidding is open to the public. It's easy! Don't be bashful! This is a one-time opportunity. Watch the auctioneer and his bid assistants. They will take your bid and direct any questions you might have.

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 Trustee's Confirmation in AS-IS condition. A \$10,000.00 non-refundable down payment the day of auction is required in the form of a cashier's check, 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 can pay 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 Owner's Title Insurance policy 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 Seller. The real estate is being sold subject to any and all legal easements of record. The closing shall be held at Valley Title & Escrow in Delaware, Ohio.

TAXES & POSSESSION: Taxes at the current rate of \$1,094.50 yearly will be prorated to the day of closing. Possession is at the closing /transfer of Deed. Delaware County Parcel ID # 620-430-03-005-000

AGENCY: Wigton Real Estate & Auction 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: All information contained in this brochure and all related material were obtained from reliable sources but not warranted. Parcel information, dimensions, aerial photos and boundaries are approximate and are taken from County & public 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 "AS-IS /WHERE-IS" without any expressed or implied warranties by Seller or Seller's agent. By bidding publicly, the buyer is stating that they have completed their due diligence and is waving any further inspections and are satisfied with all aspects of the property. Any inspections desired by the buyer should be prior to the Auction and at their expense. All inspections stop Auction Day. Open for inspection on May 3rd 1-2 PM, May 11th 5-6 PM and 1 hour before the auction.

Roy E. Plymale Heritage Trust

Joyce Plymale, Successor Trustee

James Cameron, Attorney

WIGTON REAL ESTATE & AUCTION LLC

Wes Wigton, Auctioneer/Broker

Larry Wigton, Auctioneer/Broker

740-362-0007 / 419-864-8417

wigtonauctions.com

_____ date _____
Seller's initials

_____ date _____
Buyer's initials