

VEVERKA ESTATE REAL ESTATE AUCTION

55+/- ACRE FARM ~ 4 Parcels

303 US Rt 224, Sullivan, OH 44880
 (Take St Rt 224 just east of Sullivan)

WEDNESDAY, AUGUST 24, 2011 @ 5 PM

OPEN HOUSE: MONDAY, AUGUST 15 — 5-6 PM

55 Acre Farm

This 55 acre farm features a 1005 SF, 2 bedroom home, garage, barn and implement shed. The farm offers 50+/- acres of tillable ground. Located in the Northern part of Ashland County.



For more information, call Bill Stepp
 at (419) 281-2122.

Estate of Joy Kathryn Veverka,
 Ashland Co. Probate #20111110
 Owner: Jody Barker, Executor; Fred Oxley, Attorney

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303 US Rt 224, Sullivan, OH 44880

WEDNESDAY, AUGUST 24, 2011 @ 5 PM

55+/- ACRE FARM ~ Sullivan Twp. ~ 4 Parcels



DILGARD
 REAL ESTATE • AUCTIONEERS

135 Union St., Ashland
 419-281-2122
 www.dilgardauction.com

Auction Conducted By:
 Bill Stepp, CAI/Broker/Auctioneer



Bill Stepp
 (419) 281-2122



NOTE:
 1) Parcel measurements and acreage are approximate and may change subject to final survey.
 2) The selling price for each parcel will be per acre.
 3) The selling price for each parcel will be adjusted per acre to the final survey.

HOME & BUILDING INFO:

Built 1901
 1005 Sq Ft
 2 Bedrooms
 1 Bath
 32x42 Barn
 26x36 Implement Shed
 26x36 Garage
 Other Outbuildings
 *Sizes and measurements taken from Tax Card.



TERMS & CONDITIONS

PROCESS: The real estate will be offered in 4 individual parcels and as a whole. The highest net will be submitted to the seller. Auction conducted on sight.

LAND: Land is a mixture of tillable ground & some woods. Farmer has rights to harvest any crops.

DOWN PAYMENT: A non-refundable down payment of 10% of the purchase price due day of auction with balance at closing.

NO FINANCING CONTINGENCIES: Be sure financing is in order if needed.

PURCHASE CONTRACT: All successful bidders will be required to enter into a purchase contract immediately following the close of the auction. All final bids are subject to the seller's final approval and confirmation.

TITLE COMMITMENT: A Title Commitment will be posted for review auction day. The property will be conveyed to purchaser by a marketable title free and clear of all liens and encumbrances whatsoever, except leases, reservations, conditions, easements and restrictions of record, zoning ordinances and taxes not yet payable.

MINERAL RIGHTS: Sale of the property will include any mineral rights **owned** by the seller.

TAXES: Taxes are \$1,026.64 a year and will be prorated. The land is enrolled in CAUV and the taxes reflect that. Any CAUV recoupment will be a buyers expense.

CLOSING: Closings shall take place within 30 days of final survey approval from Ashland County if survey required by county or sold in parcels. If survey is not required the closing shall take place within 30 days.

SURVEY/ACREAGES: Parcel measurements and acreages are based on tax maps and deeds of record. Parcel measurements and acreages are approximate and may increase or decrease subject to final survey. No survey will be done if real estate is sold in a way where a new survey is not required by the county. \$400 will be added to each parcel to help defray cost of surveying.

INSPECTIONS: The real estate is not offered contingent to any inspections. All desired inspections must be made prior to bidding. Each potential bidder is responsible for conducting their own inspections.

AS IS WHERE IS: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Contract. The purchase contract is available for review anytime upon request and will be posted auction day. The property is being offered 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, layouts and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting their own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure and other material is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or Dilgard & Associates. All decisions of the Auctioneer are final.

TAX & LEGAL: Parcel M380030000300 & M380030000400, Sullivan Town-

ship, Ashland County. The real estate is offered subject to Sullivan Township Zoning and restrictions of record. The sellers will provide a fiduciary deed. A title commitment will be posted auction day. Black River Schools.

NEW INFORMATION: Any announcements auction day take precedence over printed material. Please arrive early auction day to get updated information..

