

Real Estate Bidder's Packet
Online Only Auction
Ending
27 October 2016 @ 6:33pm



539 Oil Ridge Road, Sistersville, WV 26175

Andrew Yoder, Jr. - Auctioneer

License #WV2086

Kaufman Auctions – Broker WV0030037

in cooperation with

Tim Lile, CAI - Auctioneer/Realtor®

TimLileAuctioneer@gmail.com

(937)689-1846





Bank-Owned Real Estate
Online-Only Auction
**539 Oil Ridge Road
Sistersville, WV 26175**



Bidding Ends

Tuesday, September 27th @ 6:33PM

Appraised @ \$110,000

SELLS SUBJECT TO MINIMUM BID OF ONLY \$12,000!

Register & Bid Now @ www.BidNowllc.com



Description: 4 Bedroom, 2 bath ranch home over crawl space built in 2006. Total square footage is 2,280. Property is situated on 2.96 Acres with Picturesque Vistas in abundance!

Open Inspection: Sunday, September 25th 1:00pm to 2:00pm

Tyler County Parcel#: 4-4-21.1

Terms: Sells As-is subject to minimum bid of ONLY \$12,000! 10% Buyer's Premium will be added to final bid to establish the contract selling price. No contingencies for financing, inspection or otherwise. Short tax proration. Buyer pays all closing costs.

Deposit and Closing: 10% deposit required within 24 hours of auction end with balance due at closing on or before October 27, 2016. Possession and clean Deed at closing.

Seller: Peoples Bancorp, Inc.

For additional information contact:

Andrew Yoder, Jr.

Tim Lile, CAI - Auctioneer

(937)689-1846

timlileauctioneer@gmail.com

Disclaimer: Information contained herein was obtained from sources deemed reliable. However, neither Kaufman Auctions, Ohio Real Estate Auctions, LLC, BidNow, LLC Auctioneers nor their agents will be responsible for any errors or omissions regarding information provided by same. Announcements made at the auction will take precedence over written material or any other statements made prior to the auction. Buyers should carefully verify all information and make their own decision as to the accuracy thereof before relying on same.



Precision Appraisal Service

Parkersburg, WV 26102-1414
(304) 420-9064
<http://www.paswv.com>

07/24/2015

Peoples Bank National Association
138 Putnam St
Marietta, OH 45750

Re: Property: 539 Oil Ridge Rd
Sistersville, WV 26175
Borrower: Brian L Wright
File No.: AAR14061934

Opinion of Value: \$ 110,000
Effective Date: 07/15/2015

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,

Russel D. Rice
License or Certification #: CG410
State: WV Expires: 09/30/2015
Russ@paswv.com

Appraisal Report

Exterior-Only Inspection Residential Appraisal Report

CSSWV-244121
File # PA150716180

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.																																																																																																				
SUBJECT	Property Address 539 Oil Ridge Rd			City Sistersville		State WV		Zip Code 26175																																																																																												
	Borrower Brian L Wright			Owner of Public Record Brian L Wright		County Tyler																																																																																														
	Legal Description 2.96AC. & PLAT POLECAT RUN RD																																																																																																			
	Assessor's Parcel # 4-4-21.1			Tax Year 2015		R.E. Taxes \$ 810																																																																																														
	Neighborhood Name Sistersville			Map Reference 4-4-21.1		Census Tract 9618.00																																																																																														
	Occupant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant			Special Assessments \$ 0		<input type="checkbox"/> PUD HOA \$ 0		<input type="checkbox"/> per year <input type="checkbox"/> per month																																																																																												
	Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)																																																																																																			
	Assignment Type <input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) Default Purposes																																																																																																			
	Lender/Client Peoples Bank National Association			Address 138 Putnam St, Marietta, OH 45750																																																																																																
	Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																																																																																																			
Report data source(s) used, offering price(s), and date(s). The subject is not currently listed for sale and no listing is noted within the past twelve months.																																																																																																				
This information was verified with the local MLS.																																																																																																				
CONTRACT	I <input type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.																																																																																																			
	Contract Price \$ Date of Contract Is the property seller the owner of public record? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s)																																																																																																			
	Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input type="checkbox"/> No																																																																																																			
	If Yes, report the total dollar amount and describe the items to be paid.																																																																																																			
NEIGHBORHOOD	Note: Race and the racial composition of the neighborhood are not appraisal factors.																																																																																																			
	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4">Neighborhood Characteristics</th> <th colspan="4">One-Unit Housing Trends</th> <th colspan="2">One-Unit Housing</th> <th colspan="2">Present Land Use %</th> </tr> </thead> <tbody> <tr> <td>Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural</td> <td>Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining</td> <td>PRICE</td> <td>AGE</td> <td>One-Unit</td> <td>50 %</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Built-Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%</td> <td>Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply</td> <td>\$ (000)</td> <td>(yrs)</td> <td>2-4 Unit</td> <td>0 %</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow</td> <td>Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths</td> <td>10</td> <td>Low 1</td> <td>Multi-Family</td> <td>0 %</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Neighborhood Boundaries The subject market area includes the other rural properties within Tyler County.</td> <td>400</td> <td>High 100</td> <td>Commercial</td> <td>0 %</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4"></td> <td>80</td> <td>Pred. 30</td> <td>Other</td> <td>50 %</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>										Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %		Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	50 %							Built-Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	0 %							Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	10	Low 1	Multi-Family	0 %							Neighborhood Boundaries The subject market area includes the other rural properties within Tyler County.				400	High 100	Commercial	0 %									80	Pred. 30	Other	50 %																						
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	Neighborhood Description The subject area is rural in nature, and has typical levels of access from our site to local activity and employment centers. Homes are mixed as to their age, size, style, value and general level of condition. This is typical for this market area and does not have a measurable affect upon value. "Other" land use reflects vacant land areas. See location addendum regarding urban/suburb Market Conditions (including support for the above conclusions) See the attached addendum...																																																																																																			
SITE	Dimensions Irregular - Not shown on plat Area 2.96 ac Shape Irregular View N;Res;Woods																																																																																																			
	Specific Zoning Classification No zoning - typical Zoning Description Not zoned - If damaged or destroyed the subject could be rebuilt.																																																																																																			
	Zoning Compliance <input type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input checked="" type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)																																																																																																			
	Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe The current use is considered to be the subject's highest and best use.																																																																																																			
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	FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 54095C0028C FEMA Map Date 05/03/2010																																																																																																			
	Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe																																																																																																			
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe																																																																																																				
There are no known adverse easements, encroachments or slide areas in the immediate vicinity of the subject home. The current use is not an illegal or non-conforming use of the land.																																																																																																				
IMPROVEMENTS	Source(s) Used for Physical Characteristics of Property <input type="checkbox"/> Appraisal Files <input type="checkbox"/> MLS <input checked="" type="checkbox"/> Assessment and Tax Records <input type="checkbox"/> Prior Inspection <input type="checkbox"/> Property Owner <input type="checkbox"/> Other (describe)																																																																																																			
	Data Source for Gross Living Area Assessment & Prior Appraisal																																																																																																			
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Finished area above grade contains: 5 Rooms 4 Bedrooms 2.0 Bath(s) 2,280 Square Feet of Gross Living Area Above Grade																																																																																																				
Additional features (special energy efficient items, etc.) The subject unit appears to offer features and amenities that are consistent with homes of this size, quality, age, and value.																																																																																																				
Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C3:The appraiser observed the subject property from a public street and has estimated the effective age of the dwelling based upon that limited site observation. No recent improvements or significant deferred maintenance were apparent from the limited site observation. From the limited view available the subject appears to reflect normal levels of maintenance with no significant deferred maintenance noted.																																																																																																				
Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																																																																																																				
If Yes, describe.																																																																																																				
No physical deficiencies or adverse conditions were noted at the time of inspection that are anticipated to have an adverse impact on the livability, soundness, or structural integrity of the subject unit. (See comments on page 3 and Limiting Condition #5 on page 4)																																																																																																				
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.																																																																																																				
The subject offers good homogeneity with regard to functional utility, style, condition, or quality.																																																																																																				

Exterior-Only Inspection Residential Appraisal Report

CSSWV-244121
File # PA150716180

There are 0 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 0 to \$ 0.	
There are 0 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 0 to \$ 0.	
FEATURE	SUBJECT
Address 539 Oil Ridge Rd Sistersville, WV 26175	46 Plum Dr Friendly, WV 26146
Proximity to Subject	7.92 miles SW
Sale Price	\$ 135,000
Sale Price/Gross Liv. Area	\$ 64.29 sq.ft.
Data Source(s)	WMLS#116835;DOM 167
Verification Source(s)	Assessor
VALUE ADJUSTMENTS	DESCRIPTION + (-) \$ Adjustment
Sales or Financing Concessions	ArmLth Conv;0
Date of Sale/Time	s09/14;Unk
Location	N;Res;
Leasehold/Fee Simple	Fee Simple
Site	2.96 ac 29621 sf 0
View	N;Res;Woods
Design (Style)	DT1;Ranch
Quality of Construction	Q4
Actual Age	8 15 0
Condition	C3 C2 -10,000
Above Grade	Total Bdrms. Baths 5 4 2.0 7 3 2.0 0 6 3 1.0 +2,000 6 3 2.0 0
Room Count	5 4 2.0 7 3 2.0 0 6 3 1.0 +2,000 6 3 2.0 0
Gross Living Area	2,280 sq.ft. 2,100 sq.ft. +2,000 1,699 sq.ft. +6,000 1,894 sq.ft. +4,000
Basement & Finished Rooms Below Grade	0sf 1224sf800sfwo -4,000 0sf 1894sf0sfwo -6,000
Functional Utility	Typical Typical Typical Typical
Heating/Cooling	Space/None FA/CA -5,000 FA/CA -5,000 FA/CA -5,000
Energy Efficient Items	None noted None noted None noted None noted
Garage/Carport	2dw 2gb -2,000 2gd1dw -4,000 1ga -2,000
Porch/Patio/Deck	Porches Porches Porches Porches
Fireplaces	No fireplace No fireplace 2 Fireplaces -2,000 No fireplace
Pool, Accessory Buildings, etc.	None noted None noted Pool (no value) 0 None noted
Other Features (see comments)	None noted None noted None noted None noted
Net Adjustment (Total)	\$ -24,000 \$ 7,000 \$ -9,000
Adjusted Sale Price of Comparables	Net Adj. 17.8 % Gross Adj. 20.7 % \$ 111,000 Net Adj. 7.4 % Gross Adj. 30.5 % \$ 102,000 Net Adj. 6.2 % Gross Adj. 11.7 % \$ 136,000
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain Public records were researched for sales history of the subject and comparable sales.	
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
Data Source(s) Public records & MLS	
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.	
Data Source(s) Public records & MLS	
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).	
ITEM	SUBJECT
Date of Prior Sale/Transfer	
Price of Prior Sale/Transfer	
Data Source(s)	Assessor & WMLS
Effective Date of Data Source(s)	07/16/2015
Analysis of prior sale or transfer history of the subject property and comparable sales No sale of the subject is noted within the past three years.	
Summary of Sales Comparison Approach The comparables utilized within this report are considered to be the best indicators of value for the subject unit as of the effective date of the appraisal. Line item adjustments are market-based, derived through matched pairs analysis, and are not cost-based. Mathematical calculations have been rounded to the nearest \$1,000 increment with no adjustment less than \$1,000 made to any comparable. After adjustment for variances the comparables indicate a range of value from a low of \$102,000 to a high of \$136,000. Favoring the value indicated by sale 1, market value of \$110,000 is estimated for the subject.	
90 day liquidation value estimated to be \$85,000.	
Indicated Value by Sales Comparison Approach \$ 110,000	
Indicated Value by: Sales Comparison Approach \$ 110,000 Cost Approach (if developed) \$ Income Approach (if developed) \$	
The market approach provided a reasonable basis for the value conclusion. The cost and income approaches to value were considered, but were not fully developed because they are not considered to be relevant to the valuation of the subject. Sole emphasis was placed upon the value indicated by sales comparison.	
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. This appraisal is made in "as is condition". Mathematical calculations have been rounded to the nearest \$1,000 increment.	
Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 110,000, as of 07/15/2015, which is the date of inspection and the effective date of this appraisal.	

Subject Photo Page

Borrower	Brian L. Wright					
Property Address	539 Oil Ridge Rd					
City	Sistersville	County	Tyler	State	WV	Zip Code 26175
Lender/Client	Peoples Bank National Association					



Subject Front

539 Oil Ridge Rd
Sales Price
Gross Living Area 2,280
Total Rooms 5
Total Bedrooms 4
Total Bathrooms 2.0
Location N;Res;
View N;Res;Woods
Site 2.96 ac
Quality Q4
Age 8



Subject Rear



Subject Street

Subject Photo Page

Borrower	Brian L. Wright					
Property Address	539 Oil Ridge Rd					
City	Sistersville	County	Tyler	State	WV	Zip Code 26175
Lender/Client	Peoples Bank National Association					



Subject Front

Address Verification

Sales Price	
Gross Living Area	2,280
Total Rooms	5
Total Bedrooms	4
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;Woods
Site	2.96 ac
Quality	Q4
Age	8



Subject Driveway



Subject Street

Comparable Photo Page

Borrower	Brian L. Wright					
Property Address	539 Oil Ridge Rd					
City	Sistersville	County	Tyler	State	WV	Zip Code 26175
Lender/Client	Peoples Bank National Association					



Comparable 1

46 Plum Dr	
Prox. to Subject	7.92 miles SW
Sales Price	135,000
Gross Living Area	2,100
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	29621 sf
Quality	Q4
Age	15



Comparable 2

6219 Energy Hwy	
Prox. to Subject	22.18 miles NE
Sales Price	95,000
Gross Living Area	1,699
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Site	1.03 ac
Quality	Q4
Age	46

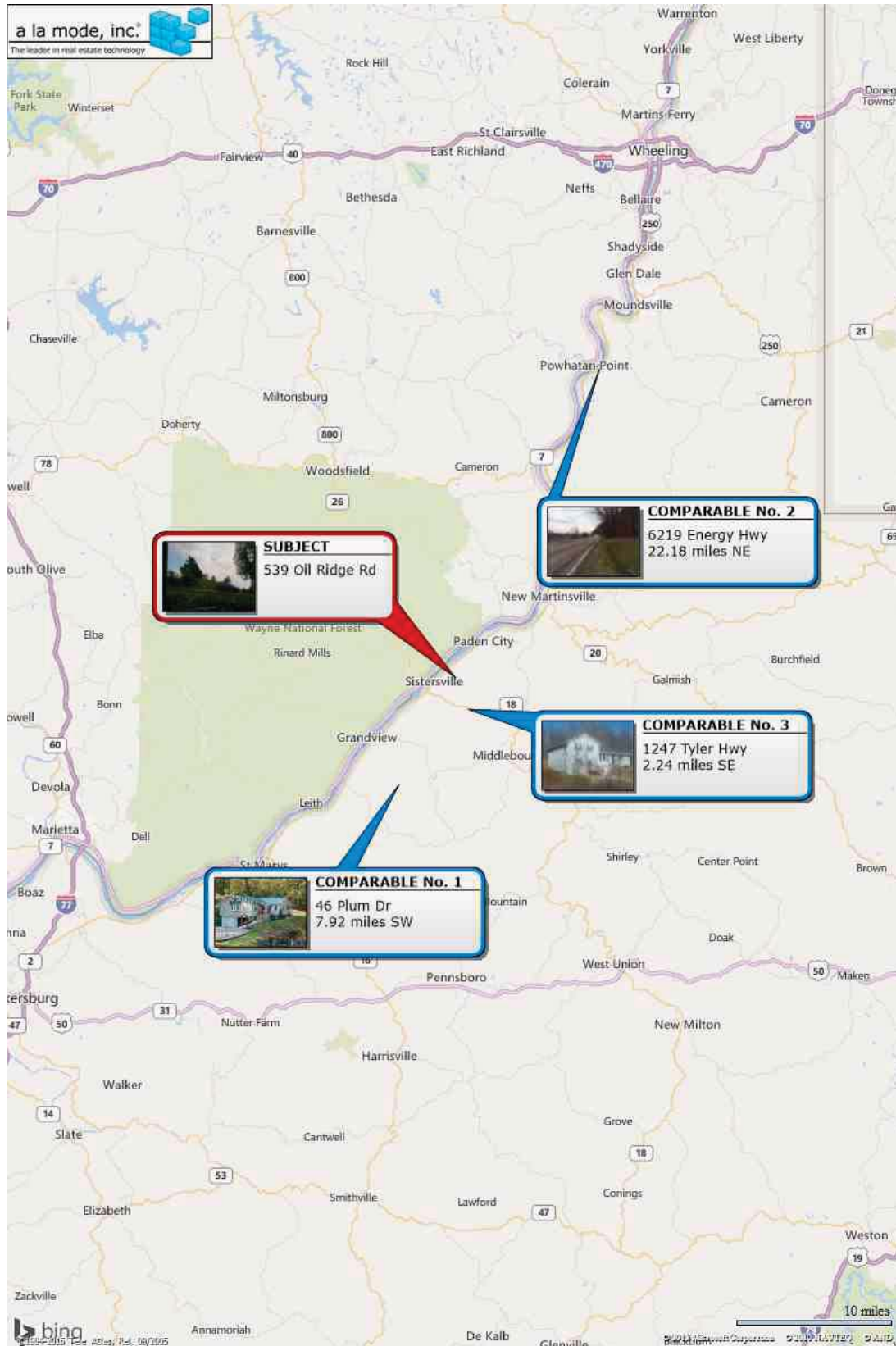


Comparable 3

1247 Tyler Hwy	
Prox. to Subject	2.24 miles SE
Sales Price	145,000
Gross Living Area	1,894
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;Woods
Site	3.50 ac
Quality	Q4
Age	53

Location Map

Borrower	Brian L Wright					
Property Address	539 Oil Ridge Rd					
City	Sistersville	County	Tyler	State	WV	Zip Code 26175
Lender/Client	Peoples Bank National Association					



Ohio Real Estate Auctions, LLC
in Cooperation with Kaufman Auctions, WV
CONTRACT TO PURCHASE AT ONLINE ONLY AUCTION

(This is a legally binding contract. If not understood, seek legal advice. For real estate advice, consult your Realtor)

DATE: September 27, 2016

1. **PROPERTY DESCRIPTION:** The undersigned Purchaser agrees to purchase from the undersigned owner (seller) through *Ohio Real Estate Auctions, LLC*, in cooperation with *Kaufman Auctions* (Broker WV3030037), the following described real estate in Tyler County, West Virginia and commonly known as:

539 Oil ridge Road, Sistersville, WV 26175; Wood County APN: 4-4-21.1

2. **PRICE AND TERMS:** Purchaser agrees to pay the amount of the high bid \$ _____ plus the buyer premium of \$ _____ for a **Total Contract Price of \$** _____ for the Real Estate as follows: A non-refundable (except in the case of a non-marketable title) down payment of \$ _____ **(10% of Total Purchase Price)** to apply toward the Purchase Price and to be deposited by Broker, upon acceptance of this offer, in a non-interest bearing trust account pending closing. In the event this Contract to Purchase does not close for any reason other than as agreed, Purchaser agrees that the down payment shall be disbursed by Broker 5 days from closing date unless Broker is previously notified in writing by purchaser that litigation has been filed with a court of competent jurisdiction. A copy of the filing must be attached. * **See Irrevocable Letter of Instruction Re: Down Payment.**
3. **BALANCE & CLOSING:** The balance of the Purchase Price shall be paid in the form required by the closing agent on date of closing, on or before **October 27, 2016.** The closing date shall be automatically extended up to 30 days if Auctioneer deems necessary.
4. Buyers will close through: TBD
5. If buyer does not close on or before scheduled closing date, seller may, at seller's option, extend the closing date in consideration for a sum of **\$200** per day after original closing date.
6. **OBTAINING FINANCING:** This purchase is not contingent upon the Purchaser obtaining financing. There are no buyer contingencies.
7. **BINDING OBLIGATION:** Purchaser **is buying the property As-Is, Where-Is and without Recourse.** If Purchaser fails to close for any reason whatsoever, except a nonmarketable title, Purchaser voluntarily agrees to forfeit entire down payment and may be held liable by Seller for any deficiency, plus court costs and reasonable legal fees, resulting from subsequent resale of the property. Time is of the essence and this is an irrevocable offer to purchase, with no contingencies. In the event Purchaser fails to perform according to the terms of this contract, the down payment shall be forfeited as partial liquidated damages, and not as a penalty, without affecting any of Seller's further remedies. Either party may demand specific performance of this agreement.
8. **OWNER'S CERTIFICATION:** Seller(s) certifies to Purchaser that, to the best of Sellers's knowledge: (a) there are no undisclosed latent defects; (b) there are no pending orders or ordinances or resolutions that have been enacted or adopted authorizing work or improvements for which the Real Estate may be assessed, except _____; (c) there are no City, County or State orders that have been served upon Seller(s) requiring work to be done or improvements to be made which have not been performed, except _____. Inspections regarding habitability and use of the Real Estate shall be the responsibility of the Purchaser. All Inspections must be completed prior to Auction. **PURCHASER IS RELYING SOLEY UPON HIS EXAMINATIONS OF THE REAL ESTATE, AND THE SELLER'S CERTIFICATION HEREIN FOR ITS PHYSICAL CONDITION AND CHARACTER, AND NOT UPON ANY REPRESENTATION BY THE AUCTIONEERS/REAL ESTATE AGENTS INVOLVED, WHO SHALL NOT BE RESPONSIBLE FOR ANY DEFECTS IN THE REAL ESTATE.**
9. **INDEMNITY:** Seller and Purchaser recognize that the AUCTIONEERS/BROKERS are relying on information provided by Seller or his/her agents in connection with the Real Estate, and agree to indemnify and hold harmless the AUCTIONEERS/BROKERS, their agents and employees, from any claims, demands, damages, suits, liabilities, costs and expenses (including reasonable legal fees) arising out of any misrepresentation or concealment of facts by Seller or his/her agents.

10. **CONVEYANCE AND CLOSING:** Seller shall convey marketable title to the Real Estate by Warranty deed with release of dower right, if any, AND SUBJECT TO THE RIGHTS OF THE TENANTS, if any, under existing leases and state law. Title shall be free and unencumbered as of Closing, except restrictions and easements of record and except the following assessments (certified or otherwise): _____.
11. **CONDITION OF IMPROVEMENTS:** The risk of destruction or substantial damage by fire or Act of God prior to delivery of deed is assumed by Seller. Seller agrees that on possession, the Real Estate shall be in the same condition as it is on the date of this contract, except for ordinary wear and tear. If the Real Estate should be damaged or destroyed by fire or other casualty and if, prior to Closing, the real Estate shall not be repaired or restored by and at the Sellers expense, to a condition as good as it was prior to the damage or destruction, then Purchaser, at his option, may terminate this contract by written notice to Seller and the Down Payment Shall be returned to Purchaser. While this contract is pending, Sellers shall not change any existing lease or enter into any new lease, nor make any substantial alterations or repairs without the consent of the Purchaser. In addition, the Purchaser also has an insurable interest in the property from date of this contract. Purchaser is hereby notified that insurance should be placed upon the property immediately to protect Purchasers' interest.
12. **DISCLOSURE:** ☐ Buyer ☐ Seller - is a licensed Real Estate Broker or Sales Person.
13. **POSSESSION:** Possession shall be given ☒ at closing, ☐ _____ @ _____ ☐ AM ☐ PM, subject to Tenants' Rights, with deed. (Until such date, Seller shall have the right of possession free of rent, but shall pay for all utilities.) No work can be done on the property by the Purchaser until possession is given.
14. **AGENCY DISCLOSURE STATEMENT:** Purchaser acknowledges having reviewed and signed the Agency Disclosure Statement.
15. **SOLE CONTRACT:** The parties agree that this offer constitutes their entire agreement and that no oral or implied agreement exists. Any amendments to this offer shall be made in writing, signed by all parties, and copies shall be attached to all copies of the original offer. This offer shall be binding upon the parties, their heirs, administrators, executors, successors and assigns.
16. **TERMS:** The property sells: ☐ to the high bidder regardless of price, or ☒ subject to Minimum Bid of \$12,000.
17. **\$** _____ **(10% of Total Purchase Price)** must be deposited within 24 hours after the conclusion of the online auction. This non-refundable down payment will be applied to the contract purchase price at closing and will be held in the trust account of M & M Title Company as escrow agents for the sellers.
18. ☒ A ten percent Buyer Premium will be added to the high bid amount to determine the final contract-selling price paid by the purchaser. ☐ No Buyer premium will be charged.
19. Taxes will be prorated using the Short Proration Method. In this formula, Buyer will assume accrued taxes for a 6 month period of time in which the Seller owned the property.
20. This property is being sold at Public Auction, without recourse. Personal on-site inspection/s of the property or properties is strongly recommended. The property will sell "as is, where is," with no warranty expressed or implied as to improvements, availability of utilities, zoning, or environmental and wetland issues. Information contained online was obtained by sources deemed reliable. However, neither Broker nor their agents will be responsible for any errors or omissions herein. Announcements made at the auction will take precedence over written material, advertisements, or any other oral statements made prior to the day of auction. Purchasers should carefully verify all items and make their own decision as to the accuracy thereof before relying on same. Except in the case of an absolute auction, Auction Firm reserves the right to bid on behalf of the sellers. Auctioneer reserves the right to bid on behalf of himself at any auction. The seller and Auction Company reserve the right to preclude any person from bidding if there are any questions as to the person's credentials, fitness, etc.
21. Auction Firm hereby acknowledges that they represent the Seller. An Agency Disclosure Statement must be signed by the high bidder.
22. The ☒ buyer, ☐ seller shall be responsible for all transfer taxes, recording fees, title search, and deed preparation. Seller is responsible for real estate tax prorata, mortgage releases and guarantees to convey a good and marketable title. The ☒ buyer, ☐ seller, ☐ split 50/50, is responsible for survey cost, if a survey is required for a transfer. ***Buyer is responsible for all other costs associated with closing.**
23. By bidding, the buyer agrees to waive the 10 day post inspection for lead based paint. Buyer also agrees to waive their right to receive a Residential Property Disclosure form and their right to rescind the Contract to Purchase.
24. Real Estate is sold through Ohio Real Estate Auctions, LLC.
25. **OTHER:** _____

26. **EXPIRATION AND APPROVAL:** This offer is void if not accepted in writing on or before Accepted o'clock ☐ A.M. ☐ P.M. ☐ Noon
☐ Midnight EASTERN STANDARD TIME _____, 20_____.

27. Make Deed to: (print) _____.

The Purchaser has read, fully understands and approves the foregoing offer and acknowledges receipt of a signed copy.

Print

Sign

Date

PURCHASER: _____

PURCHASER: _____

FULL ADDRESS: _____

PHONE NUMBERS: _____

WITNESS: _____

28. **ACTION BY OWNER:** The undersigned Seller has read and fully understands the foregoing offer and hereby: ☒ accepts said offer and agrees to convey the Real Estate according to the above terms and conditions, ☐ rejects said offer, or ☐ counteroffers according to the modifications initialed by Seller(s). Counteroffer shall become null and void if not accepted in writing on or before _____ o'clock ☐ A.M. ☐ P.M. ☐ Noon ☐ Midnight EASTERN STANDARD TIME _____, 20_____. Owner acknowledges that Agency Disclosure Statement has been signed.

29. **SELLING FEES AND EXPENSES:** Seller is to pay an auction selling fee and reimburse agreed expenses as per the Auction Contract.

Print

Sign

Date

SELLER: People's Bank by Paul Gray, Asst. VP/Manager of Loss Mitigations & Collections

SELLER: _____

FULL ADDRESS: 138 Putnam St., Marietta, Ohio 45750

PHONE NUMBERS: (740)374-6150

WITNESS: _____



Ohio Real Estate Auctions, LLC
in Cooperation with Kaufman Auctions
Addendum to Contract to Purchase at Public Auction
Irrevocable Letter of Instruction Re: Down Payment

I have purchased the real estate located at **539 Oil Ridge Road, Sistersville, WV 26175** under the terms and conditions of the attached Contract to Purchase at Online Only Auction dated: **27 October 2016**.

As part of this transaction I am to make a down payment of money to "M & M Title Company" who will serve as Escrow Agent.

I understand that the funds I have provided to M & M Title Company /Escrow Agent are to be used as part of the purchase price. However, in the event I do not close on this property, I irrevocably instruct Escrow Agent to disburse my down payment as required under paragraph 2 of the contract; see below.

Paragraph 2 states:

A non-refundable (except in the case of a non-marketable title) down payment of \$_____ to apply toward Purchase Price and to be deposited by Broker, upon acceptance of this offer, in a non-interest bearing trust account pending closing. In the event this Contract to Purchase does not close for any reason than as agreed, Purchaser agrees that the down payment shall be disbursed by Broker 5 days from closing date unless Broker is previously notified in writing by purchaser that litigation has been filed with a court of competent jurisdiction. A copy of the filing must be attached.

Pursuant to paragraph 2, upon written instructions from the Broker and the authority granted in this Irrevocable Letter of Instruction I authorize and approve Escrow Agent to follow the instructions from the Broker as to the distribution of my down payment.

Further, I agree to hold Escrow Agent, Ohio Real Estate Auctions, Kaufman Auctions & BidNow, LLC harmless for any such expenditures to any individuals or entities.

I have reviewed the Contract to Online Only Auction dated **27 October 2016**, and this Irrevocable Letter of Instruction:

1. I understand the terms and conditions of both documents.
2. I am voluntarily entering these agreements.
3. I realize that this authorization could result in none of my down payment being returned to me.

Dated: _____

NOTICE OF AGENCY RELATIONSHIP

When working with a real estate agent in buying or selling real estate West Virginia Law requires that you be informed of whom the agent is representing in the transaction.

The agent may represent the seller, the buyer, or both. The party represented by the agent is known as the agent's principal and as such, the agent owes the principal the duty of utmost care, integrity, honesty and loyalty.

Regardless of whom they represent, the agent has the following duties to both the buyer and the seller in any transaction:

- * Diligent exercise of reasonable skill and care in the performance of the agent's duties.
- * A duty of honest and fair dealing and good faith.
- * Must offer all property without regard to race, color, religion, sex, ancestry, physical or mental handicap, national origin or familial status.
- * Must promptly present all written offers to the owner.
- * Provide a true legible copy of every contract to each person signing the contract.

The agent is not obligated to reveal to either party any confidential information obtained from the other party which does not involve the affirmative duties set forth above.

Should you desire to have a real estate agent represent you as your agent, you should enter into a written contract that clearly establishes the obligations of both parties. If you have any questions about the roles and responsibilities of a real estate agent, they can provide information upon your request.

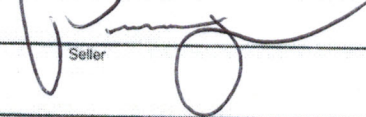
In compliance with the West Virginia Real Estate License Act, all parties are hereby notified that:

(printed name of agent) Andrew Yoder JR License #WV0028890, affiliated with
(firm name) Kaufman Realty and Auctions of WV, is acting as agent of:

☐ The Seller, as listing agent or subagent. ☐ The Buyer, as the buyer's agent.
☐ Both the Seller and Buyer, with the full knowledge and consent of both parties.

CERTIFICATION

By signing below, the parties certify that they have read and understand the information contained in this disclosure and have been provided with signed copies prior to signing any contract.

	_____	_____	_____
Seller	Date	Buyer	Date
_____	_____	_____	_____
Seller	Date	Buyer	Date
_____	_____	_____	_____
Seller	Date	Buyer	Date

I hereby certify that I have provided the above named individuals with a copy of this form prior to signing any contract.

Agent's Signature Andrew Yoder Jr
Date _____

WV Real Estate Commission
300 Capitol Street, Suite 400
Charleston, WV 25301
304.558.3555
<www.wvrec.org>

This form has been promulgated by the WVREC for required use by all West Virginia real estate licensees.

