

AUCTION

TERMS & CONDITIONS

SUNRISE COOPERATIVE, Inc.
Wednesday, February 28th., 2018
Real Estate Sells @ 11:00 am

305 East Tiffin Street - Attica, Ohio

PROCEDURE: *All parcels sold subject to all leases, easements, zoning laws and ordinances on record.*

DOWN PAYMENT: **\$2,500.00** down payment on the day of the auction, non-refundable, upon signing a contract to purchase, with balance due within **45 days** or upon delivery of deed. The down payment can be paid in cash, personal check, corporate check, or cashier's check, made payable to OHIO REAL ESTATE AUCTION, LLC. The remainder of the purchase price is payable day of closing. Keep in mind that **YOUR BIDDING IS NOT CONTINGENT UPON FINANCING**, so be certain that you have arranged financing (if needed) and are capable of paying for the balance at closing.

CLOSING: Possession will be on delivery of deed/day of closing.

CONDITIONS: Title will be conveying by a Quit Claim deed. Property will be sold subject to the following restrictive covenants set forth in the deed; **A.** The Property shall not be used for: (1) The sale, either retail or wholesale, of propane or agricultural products of any kind including, but not limited to seeds, chemicals or liquid or dry fertilizers; (2) The production or sale, either retail or wholesale, of animal feed of any kind; (3) The sale, either retail or wholesale, of any type of grain that is governed by the Ohio Department of Agriculture or any successor agency; or (4) The storage of grain for a fee. **B.** Any grain storage improvements on the Property, now existing or built in the future, shall not be subdivided or developed into condominiums to be sold for grain storage.

TAXES: Prorated to Day of Closing. (approx. full year real estate taxes based for 2016 tax year, \$6,869.32)

ACCEPTANCE OF BID PRICES: Successful bidder(s) will sign a auction contract to purchase immediately following the close of bidding at the auction. All final bid prices are subject to approval by the seller(s), unless the auction has been advertised or announced as an Absolute Auction.

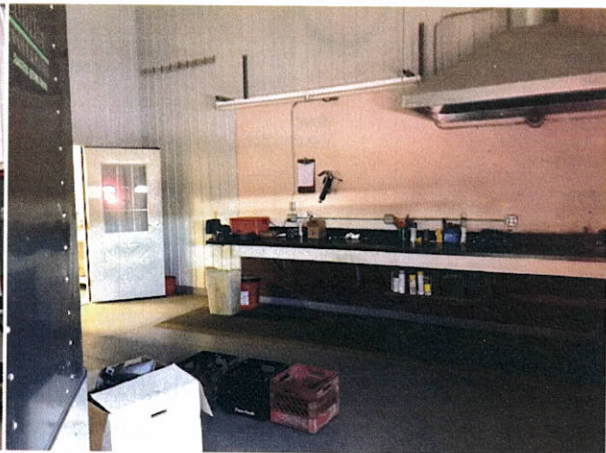
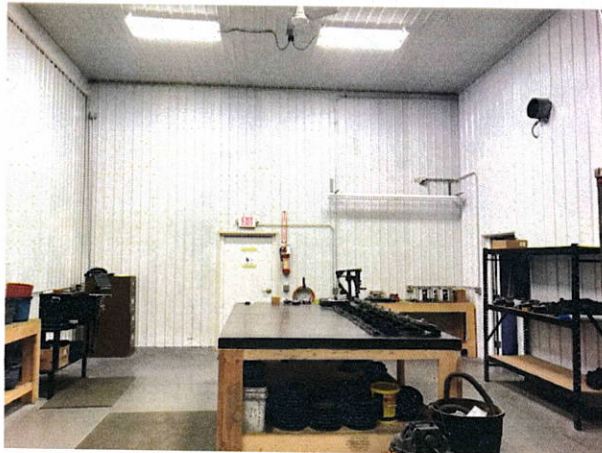
SURVEY: Selling according to new recent survey completed by Hank and Associates, Inc..

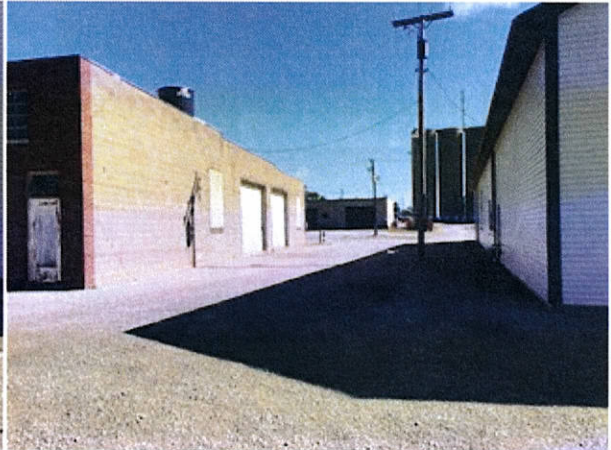
DISCLAIMER AND ABSENCE OF WARRANTIES: The property is being **SOLD** on an "as is" basis including all faults, and no warranty or representation, either expressed or implied, concerning the property is made by either the seller(s) or Ohio Real Estate Auction, LLC. Each bidder is responsible for conducting its own independent inspections, including lead base paint investigations, and all due diligence concerning the property and the auction. Information contained in this brochure is subject to verification by all parties relying on it. Diagrams/dimensions in this brochure are approximate. All information contained in this brochure and any related materials are subject to the terms and conditions of sale outlined in the purchase contract. Auction conduct and bidding increments are at the direction and discretion of the auctioneer. All decisions of the auctioneer are final.

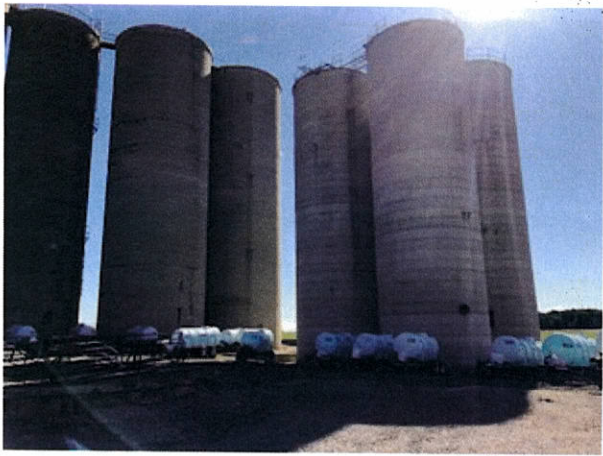
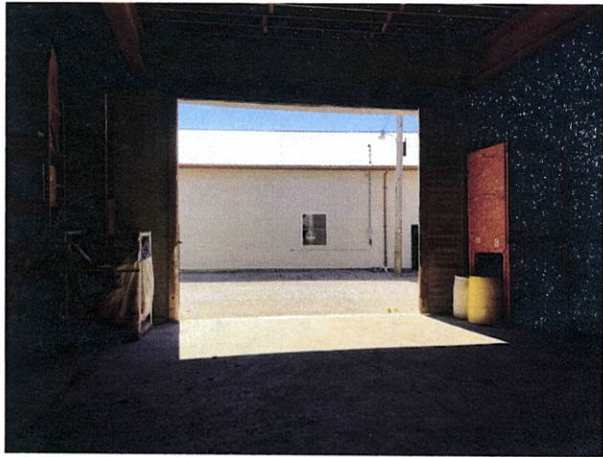
AGENCY: In this real estate auction, **OHIO REAL ESTATE AUCTIONS, LLC, Mike Watson Auctioneer and Greg Martin Auctioneer and all other Auctioneers of the firm** are acting as agents for the seller(s) and have a fiduciary duty to the seller.

NEW DATA, CORRECTIONS AND CHANGES: Please arrive prior to the scheduled real estate auction time to inspect any changes, corrections, or additions to the property information.

Information in this brochure is believed to be accurate but not guaranteed.









Seneca County, Ohio - Property Record Card

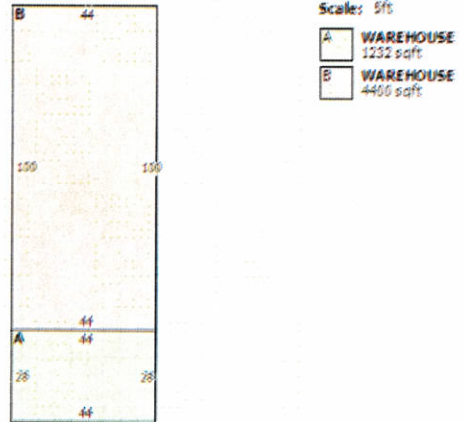
Parcel: 050000828960000 Card: 1

Owner SUNRISE COOPERATIVE INC
Address 305 E TIFFIN ST
Land Use (499) C - OTHER COMMERCIAL STRUCTURES
Class COMMERCIAL
Legal Description PT SE1/4 NE1/4 60X95 FT ALONG TIFFIN ST
Range Township Section 17-1-10

MAP



SKETCH



COMMERCIAL

Improvement Name
Description
Year Built 1988
Number of Units
Identical Units 1
Building Number 1
Card 1

COMMERCIAL FEATURES

LAND

Code	Frontage	Depth	Acreage	SqFt	Value
1	95	60	N/A	N/A	\$10,150.00

VALUATION

	Appraised	Assessed
Land Value	\$10,150.00	\$3,550.00
Building Value	\$42,660.00	\$14,930.00
Total Value	\$52,810.00	\$18,480.00
CAUV Value		\$0.00
Taxable Value		\$18,480.00

PERMITS

Number	Date	Purpose	Amount
0875029	01-DEC-87	ADDN/REMO	

IMPROVEMENTS

SALES

Date	Buyer	Seller	Price	Validity
12/30/2010	SUNRISE COOPERATIVE INC	COUNTRY SPRING FARMERS CO-OP INC	\$0.00	7 INVALID/MULTI
2/27/1997	COUNTRY SPRING FARMERS CO-OP INC	RURAL SERV INC	\$0.00	1 ADDNTL PCLS

Data For Parcel O50000828960000

Tax Data

Parcel: O50000828960000
Owner: SUNRISE COOPERATIVE INC
Address: 305 E TIFFIN ST



[+] Map this property.

Tax Year: ▾

Property Tax

	Tax Year 2016 Payable 2017	
	First Half	Second Half
Gross Charge:	\$712.26	\$712.26
Reduction Factor:	(\$115.58)	(\$115.58)
Nonbusiness Rollback:	\$0.00	\$0.00
Owner Occupied Rollback:	\$0.00	\$0.00
Homestead Reduction:	\$0.00	\$0.00
Special Assessments:	\$0.00	\$0.00
CAUV Recoupment:	\$0.00	\$0.00
Penalties And Adjustments:	\$0.00	\$0.00
Subtotals:	\$596.68	\$596.68
Prior Charges:		\$0.00
Full Year Total:		\$1,193.36
Payments:		(\$1,193.36)
Half Year Due:		\$0.00
Full Year Due:		\$0.00

Tax Distribution for Current Tax Year (2016 Payable 2017)

No
data
found
for this
parcel.

Seneca County, Ohio - Property Record Card

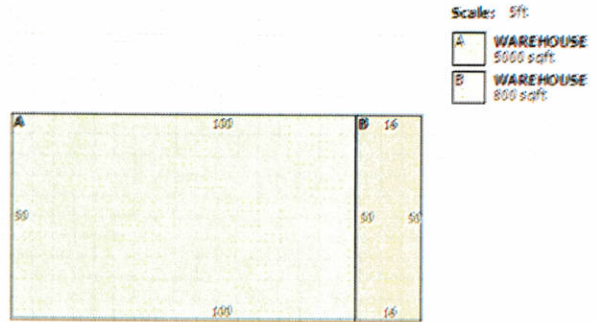
Parcel: O50000827360000 Card: 1

Owner SUNRISE COOPERATIVE INC
Address 0 E TIFFIN ST
Land Use (499) C - OTHER COMMERCIAL STRUCTURES
Class COMMERCIAL
Legal Description NE1/4 NE1/4 LESS RR & .06A N PT 15X181 FT
Range Township Section 17-1-10

MAP



SKETCH



COMMERCIAL

Improvement Name
Description
Year Built 1950
Number of Units
Identical Units 1
Building Number 1
Card 1

COMMERCIAL FEATURES

LAND

Code	Frontage	Depth	Acreage	SqFt	Value
6	0	0	2.97	N/A	\$65,340.00

VALUATION

	Appraised	Assessed
Land Value	\$65,340.00	\$22,870.00
Building Value	\$225,540.00	\$78,940.00
Total Value	\$290,880.00	\$101,810.00
CAUV Value		\$0.00
Taxable Value		\$101,810.00

PERMITS

Number	Date	Purpose	Amount
0004705	01-DEC-87	NEW POLE	

IMPROVEMENTS

Card	Description	Year Built	Dimensions	Value
1	AS1 - CONCRETE	1950	24x100	\$39,280.00
1	AS1 - CONCRETE	1950	18x65	\$19,730.00

SALES

Date	Buyer	Seller	Price	Validity
12/30/2010	SUNRISE COOPERATIVE INC	COUNTRY SPRING FARMERS CO-OP INC	\$0.00	7 INVALID/MULTI
2/27/1997	COUNTRY SPRING FARMERS CO-OP INC	RURAL SERV INC	\$0.00	1 ADDNTL PCLS

Data For Parcel 050000827360000

Tax Data

Parcel: 050000827360000
Owner: SUNRISE COOPERATIVE INC
Address: 0 E TIFFIN ST



[+] Map this property.

Tax Year: 2016

Property Tax

	Tax Year 2016 Payable 2017	
	First Half	Second Half
Gross Charge:	\$3,387.66	\$3,387.66
Reduction Factor:	(\$549.68)	(\$549.68)
Nonbusiness Rollback:	\$0.00	\$0.00
Owner Occupied Rollback:	\$0.00	\$0.00
Homestead Reduction:	\$0.00	\$0.00
Special Assessments:	\$0.00	\$0.00
CAUV Recoupment:	\$0.00	\$0.00
Penalties And Adjustments:	\$0.00	\$0.00
Subtotals:	\$2,837.98	\$2,837.98
Prior Charges:		\$0.00
Full Year Total:		\$5,675.96
Payments:		(\$5,675.96)
Half Year Due:		\$0.00
Full Year Due:		\$0.00

Tax Distribution for Current Tax Year (2016 Payable 2017)

No data found for this parcel.

Seneca County GIS

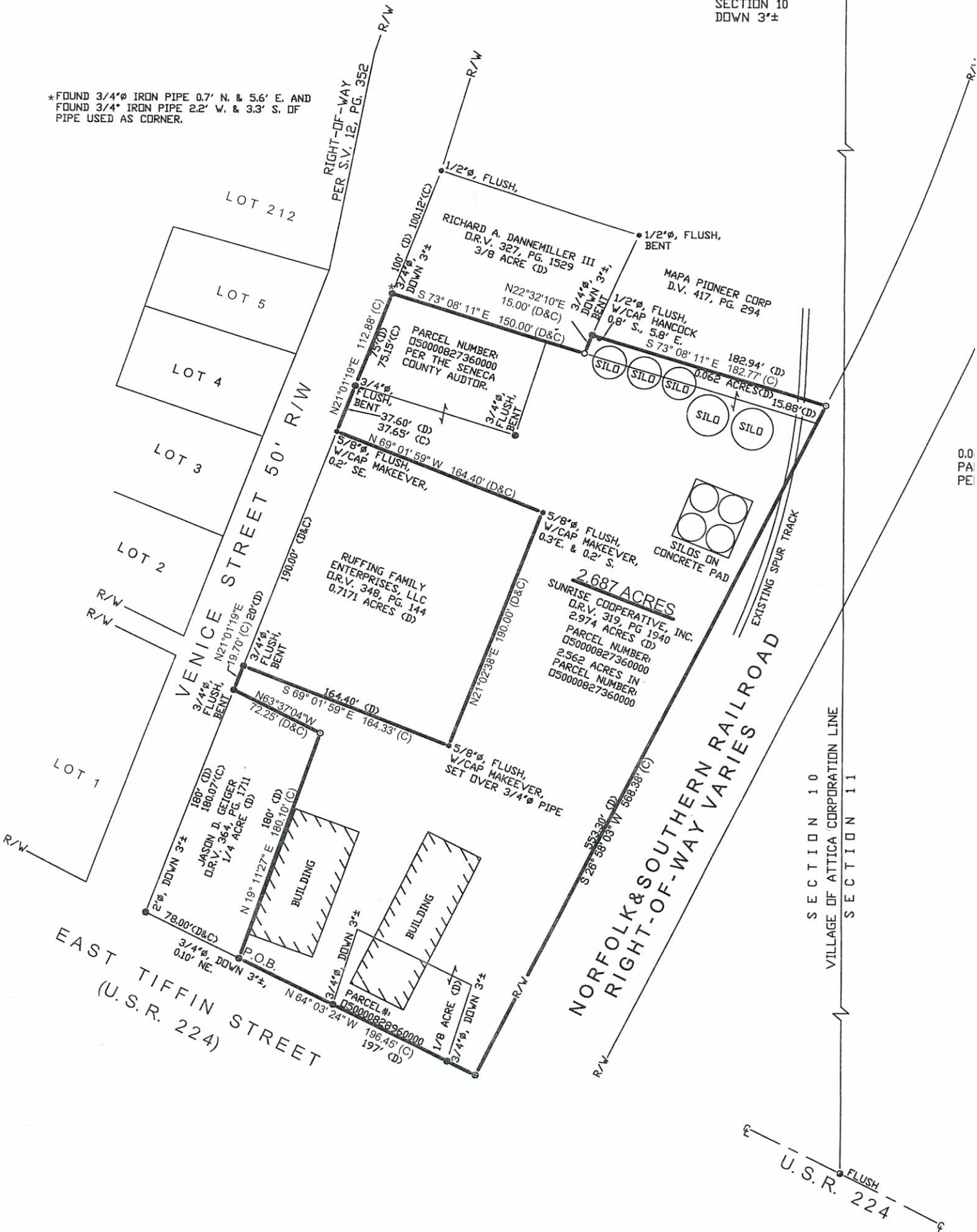


Notes

LEMMON STREET

NORTHEAST CORNER
SECTION 10
DOWN 3'±

*FOUND 3/4"Ø IRON PIPE 0.7' N. & 5.6' E. AND
FOUND 3/4"Ø IRON PIPE 2.2' W. & 3.3' S. OF
PIPE USED AS CORNER.



LOT 212

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

VENICE STREET 50' R/W

EAST TIFFIN STREET
(U.S.R. 224)

NORFOLK & SOUTHERN RAILROAD
RIGHT-OF-WAY VARIES

SECTION 10
VILLAGE OF ATTICA CORPORATION LINE
SECTION 11

U.S.R. 224
FLUSH

0.0
PA
PEI