

**ABSOLUTE REAL ESTATE AUCTION
SOLD ON-LINE ONLY
NO MINIMUM AND NO RESERVE**

1.12 ACRE COMMERCIAL LOT

LOCATED AT THE CORNER OF S. MAIN ST AND EAST HARDING HWY. IN CALEDONIA

BID NOW AT WWW.OHIOREALESTATEAUCTIONS.COM

Auction Date: Tuesday, October 30 @ 1:00 PM, On-Line only

Address: Corner of S. Main St. & E. Harding Highway, Caledonia, OH 43302

Marion County Parcel ID: 050020000901

Annual Property Taxes: \$ 672.00

Viewing Dates and Times: Vacant land. View at your convenience.

Description: This is a 1.12 acre commercial lot located in the Village of Caledonia. Great location, frontage on Harding Highway. Right next to Dollar General. Buy this lot at your price.

Basic Terms: Sells Regardless of Price to the Highest bidder with no minimums or reserves. 10% down by direct deposit into our JPMorgan Chase trust account or by credit card payment with a 3% surcharge, which will become your non-refundable deposit. Contract signature and deposit must be made within 24 hours of the end of the Auction. The real estate is sold As Is with no contingencies. All inspections must be done prior to Auction. Close within 30 days. A 10% buyer's premium will be added to the high bid to obtain the final contract selling price. Short tax proration. Buyer pays all closing costs. General warranty deed given at closing with no liens or back taxes.

Deposit and Closing: The winning bidder will be required to place a deposit in the amount of 10% of the contract sale price at the conclusion of the auction. This will become your non-refundable deposit. Transaction must close on or before November 15, 2018 with Ohio Real Estate Title. Contact vbrown@oret.com with closing cost questions.

Auctioneer: Ron Denney CAI, Auctioneer
(937) 572-4468
ron@rondenney.com

Broker: Ohio Real Estate Auctions, LLC

Realtor Participation: Realtor cooperation is encouraged. Call the Auctioneer for all showings 937.572.4468. For compensation instructions, see the Realtor Registration Form attached to this listing. The requirements are outlined below:

To collect a commission, Realtor's must:

- 1) Conduct a showing on the property, or attend one of the open inspections with your client.
- 2) Register your bidder no less than 48 hours prior to the auction AND BEFORE YOUR CLIENT PLACES AN ON-LINE BID, on the approved form and attached to this listing.
- 3) You will receive 1% of the high bid amount, if you represent the winning bidder.

Disclaimer: Information contained herein and in the Property Information Packet was obtained from sources deemed reliable. However, neither Ohio Real Estate Auctions, 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.
