



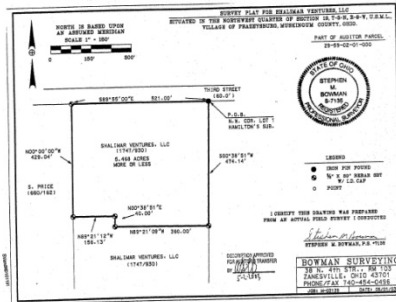
**Real Estate Auction**  
Monday, August 10th @ 11:00AM  
**5.47 Acre Commercial Lot**  
**Raiders Road, Frazeyburg, Ohio 43822**  
Auction held off-site at:  
**Longaberger Golf Club**  
**1 Long Drive, Nashport, Ohio 43830**



*This property is offered in a 3-Tract multi-par auction. Tracts will be offered separately & together. See Nora Drive Apartments and Shalimar Village Auction listings for information on the additional assets offered.*

*This is a fantastic Investor/Developer/Builder opportunity!*

**Online Bidding available at [www.BidNowllc.com](http://www.BidNowllc.com)**



**Tract 1 Description:** Subject property is a 5.47+/- Acre Commercial Lot with 521' Feet of Road Frontage on Primary Road entering Frazeyburg, Ohio. Lot has 4 Build-Ready Lots abutting the Shalimar Village Project. If sold separately from Shalimar Village, Purchaser will grant an Easement to the Purchaser of Shalimar Village. This lot is ideal for a C-Store, Medical Offices or Small Strip Center!

**Open Inspection:** Land - View Anytime

**Bidder Seminars:** Tuesday, August 4th & Sunday, August 9th 3:00pm to 3:30pm in Shalimar Clubhouse

**Muskingum County PID:** 29-59-02-01-001 **Annual Taxes:** \$3,535.72

**Terms:** Sells subject to Seller Confirmation on auction day with no contingencies for financing or inspection. 10% buyer's premium in effect. Short tax proration. Buyer pays all closing costs. Warranty deed at closing with no liens or encumbrances. Offered separately from and together with Shalimar Village and/or Nora Drive Apartments.

**Deposit and Closing:** \$10,000 cashier's check made to Ohio Real Estate Title is required to register to bid. Successful bidder will be required to increase deposit (if necessary) to 10% of the total contract price by personal or business check which will be your non-refundable deposit. Checks of all non-winning bidders returned immediately after the auction. If Bidding online, \$10,000 registration deposit must be in the hands of Ohio Real Estate Title by 5:00pm on Friday, August 7, 2015 and balance of 10% deposit within 36 hours after auction. Close on or before September 10, 2015.

**Realtor Participation:** 2% Commission available to Ohio Licensee representing a successful bidder who closes on transaction. To collect a commission, Realtor's must: 1) Register your bidder no less than 24 hours prior to auction; 2) Accompany your client to a scheduled Inspection; 3) Accompany your client to the auction; 4) Guide buyer to closing.

**NOTE: If bidding online, you must register your client prior to their registering online.**

**Auctioneers:**

Tim Lile, CAI (937)689-1846 [timlileauctioneer@gmail.com](mailto:timlileauctioneer@gmail.com) & Ron Denney (937)572-4468 [ron@rondenney.com](mailto:ron@rondenney.com)

**Ohio Real Estate Auctions, LLC - Broker**

**Disclaimer:** Information contained herein 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.