



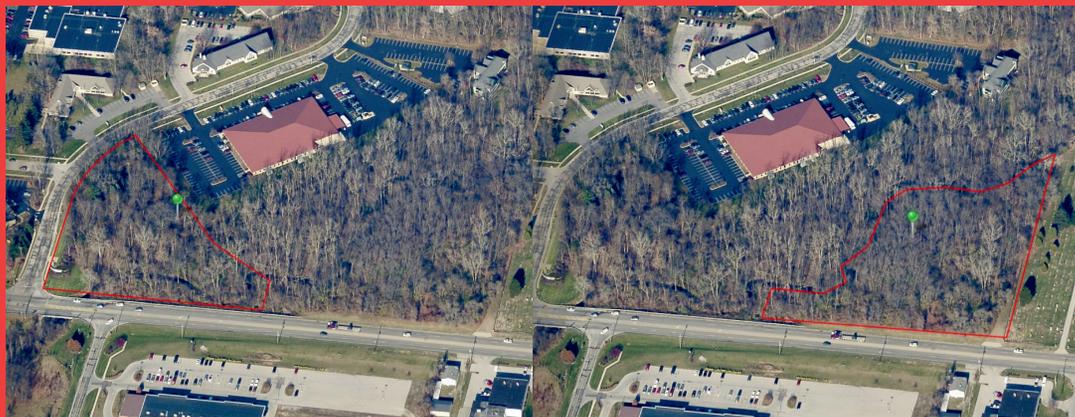
**HELMINIAK**  
REAL ESTATE  
& AUCTION

# MINIMUM BID \$50,000

## ONLINE ONLY AUCTION COMMERCIAL VACANT LAND

### 1645 TIMBERWOLF DR. HOLLAND, OH 43528 & 7720 AIRPORT HWY. HOLLAND, OH 43528

# ONLINE BIDDING ENDS MARCH 28, 2024 @ 12PM



**TERMS AND CONDITIONS:**

**AUCTION REGISTRATION:** You must register at [HELMINIKAUCTIONS.HIBID.COM](https://helminiakauctions.hibid.com) for this ONLINE ONLY Auction. The online bidding ENDS Thursday, March 28th at 12PM.

**EARNEST MONEY DEPOSIT:** A \$5,000 Deposit will be required to be collected within 24 hours from the successful bidder(s). The deposit must be in the form of a CASHIER'S CHECK, ELECTRONIC TRANSFER or PERSONAL CHECK made out to the title company. The remaining balance will be due at closing no later than April 29, 2024. The final bidder's check will be deposited into the title company's escrow account, which will then be credited to the Buyer upon closing. The terms of the contract are non-negotiable and if the Buyer fails to close, the deposit is non-refundable. The Buyer understands and agrees the earnest money deposit will be released to the Seller and Helminiak Real Estate & Auction, LLC.-Key Realty.

**TITLE:** The Seller agrees to furnish clear title with a guaranteed certificate of title at closing, at Seller's expense. Buyer is responsible for their portion of closing fees. Taxes will be pro-rated. Closing must be held at a creditable title company by April 29, 2024.

**BROKER PARTICIPATION:** We welcome Broker Participation. Please call and register your Buyer 48hrs. prior to auction. A Broker Participation form must be completed in order to register your Buyer. Failure to do so voids the Broker Participation.

**BUYER'S PREMIUM:** A 10% Buyer's Premium will be added to the final bid. The final bid plus the buyer's premium equals the final purchase price for the property.

**AUCTIONEER/BROKER/SELLER DISCLAIMER:** The information contained herein is believed to be correct to the best of the Auctioneer's knowledge. The information is being provided for the bidder's convenience and it is the bidder's responsibility to determine the information contained herein is accurate and complete. The property is selling in its 'AS-IS' condition with no warranties expressed or implied. The Auctioneer and assistants are representing the Seller. By bidding on this property, the bidder agrees to all terms and conditions set forth. Any announcements day of auction take precedence over printed material.

**AUCTIONEER:** CARSON HELMINIAK, Realtor/Auctioneer - Helminiak Real Estate & Auction, LLC. Licensed and Bonded in favor of the State of Ohio.

**REAL ESTATE BROKER:** Key Realty LTD.

**PROPERTY INFORMATION:**

**OFFERED TOGETHER**

1645 TIMBERWOLF DR.  
HOLLAND, OH 43528  
Parcel ID: 6594241  
3.8239 Acre Commercial Lot

7720 AIRPORT HWY.  
HOLLAND, OH 43528  
Parcel ID: 6515664  
3.1197 Acre Commercial Lot

Situated in a prime location, these two parcels are a rare opportunity for investors or developers looking to expand their commercial portfolio. With a total of 6.9436 acres of vacant land available, the possibilities are endless. Whether you're considering developing new commercial spaces, creating a bustling retail hub, or establishing a thriving business district, these parcels offer your chance to make your mark in the heart of this vibrant community.

Carson Helminiak, Realtor | Auctioneer

Cell: 419-349-4854 Email: [carson@helminiakauction.com](mailto:carson@helminiakauction.com)

Office: 419-279-4192

REGISTER NOW >

[helminiakauctions.hibid.com](https://helminiakauctions.hibid.com)

