



135 Union St., Ashland, OH 44805

WANDER - 67.9 ACRE FARM AUCTION

67+/- ACRES ~ 3 PARCELS

Co Rd 775, Perrysville, OH 44864

(Take St Rt 60 south of Hayesville to Co Rd 775, just north of St Rt 95 at corner of Co Rd 775 & Twp Rd 2606)

SATURDAY, DECEMBER 9, 2017 @ 10 AM

****Auction will be conducted at The Cove Restaurant ~ 124 Bridge St, Perrysville**



TILLABLE ~ PASTURE ~ WOODS ~ CREEK

This nearly 70 acre farm offers 35+/- acres tillable, 28+/- acres wooded & some pasture. The estimated value on the timber is \$70,000. The farm offers frontage on both Co Rd 775 & Twp Rd 2606 in Green Twp. The farm will be offered in 3 parcels & as a



Owners: The Wander Trust; Barbara Wander, Trustee

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135 Union St., Ashland

Auction Conducted By:
Bill Stepp, CAI/Broker/Auctioneer



www.dilgardauction.com

419-281-2122 ~ 419-589-2120



Bill Stepp
Broker/Auctioneer
(419) 281-2122



TERMS & CONDITIONS

PROCESS: The real estate will be offered in 3 individual parcels and as a whole. The highest net will be submitted to the trustee. All offers subject to trustee's final approval. *Auction conducted at The Cove Restaurant, 124 Bridge St, Perrysville.*

LAND: The land is a mixture of tillable grounds, woods & pasture. Approximately 35+/- acres are tillable and 28+/- acres wooded with an estimated timber value of \$70,000. The farm is currently enrolled in CAUV. If the buyer takes it out of CAUV they will be responsible for any recoupment. Farmer has full rights to harvest any crops in the field. No crop rent will be paid to buyer.

DOWN PAYMENT: A non-refundable down payment of 10% of the purchase price due day of auction with balance at closing.

NO FINANCING CONTINGENCIES: Be sure financing is in order if needed.

PURCHASE CONTRACT: All successful bidders will be required to enter into a purchase contract immediately following the close of the auction.

TITLE COMMITMENT: A Title Commitment will be posted for review auction day. The property will be conveyed to purchaser by a marketable title free and clear of all liens and encumbrances whatsoever, except leases, reservations, conditions, easements and restrictions of record, zoning

ordinances and taxes not yet payable.

MINERAL RIGHTS: Sale of the property will include any mineral rights **owned** by the seller.

TAXES: Taxes for the whole farm are approximately \$1,716.24 a year and will be prorated. The land is enrolled in CAUV and the taxes reflect that. Any portion of the farm taken out of CAUV will be a buyers expense.

CLOSING: If no survey is required, the closing shall take place within 30 days. If a survey is required, the closing shall take place after final survey is approved from Ashland County.

SURVEY/ACREAGES:

Parcel measurements and acreages are based on tax maps and deeds of record. Parcel measurements and acreages are approximate and may increase or decrease subject to final survey. No survey will be done if real estate is sold in a way where a new survey is not required by the county. \$400 will be added to each parcel to help defray cost of surveying.

INSPECTIONS: The real estate is not offered contingent to any inspections. All desired inspections must be made prior to bidding. Each potential bidder is responsible for conducting their own inspections.

AS IS WHERE IS: All information contained in this brochure and all related materials are subject to the

terms and conditions outlined in the Purchase Contract. The purchase contract is available for review anytime upon request and will be posted auction day. The property is being offered on an "AS IS WHERE IS" basis, and no warranty or representation either expressed or implied, concerning the property is made by the Seller or Dilgard & Associates. All sketches, layouts and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting their own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure and other material is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or Dilgard & Associates. All decisions of the Auctioneer are final.

TAX & LEGAL: Parcels B05-016-0-0006-03 & B05-016-0-0006-02, Green Twp, Ashland County. The real estate is offered subject to Green Township zoning and restrictions of record. The seller will provide a trustee's deed. A title commitment will be posted auction day. Loudonville School District.

NEW INFORMATION: Any announcements auction day take precedence over printed material. Please arrive early auction day to get updated information.