

Saturday, June 15th @ 10:00 AM

This will be a "Live Auction". The auction will take place at
1745 Norwich Valley Rd., Norwich, OH. 43767

**86.76 Acres offering in 5 separate Tracts and then as one unit.
Muskingum County, Union Township, East Muskingum Schools
Parcel Numbers: 66-01-05-12-000 & 66-01-13-000**

Real Estate Terms:

Order of The Auction: The property will be offered in five different Tracts. The high bid on each tract will be placed on hold, then the property will be offered as One Unit and will sell however it brings the most money. Note: Order of the auction is subject to change.

A 10% buyer's premium will be added to all final bids creating the actual purchase price(s). Final Surveys will be completed upon conclusion of the sale in accordance with the manner in which the properties have been sold. The successful bidder(s) shall pay the cost of any new survey.

All properties are to be transferred by marketable Deed. The successful bidder(s) shall be responsible for the cost of any title insurance. All properties will be sold with any mineral rights owned by the sellers, but without any representation or warranty that the sellers have any interest, in any of the mineral rights. The property is to be sold subject to any and all easements, leases or any other matters of record.

The successful bidder(s) will be required to enter in to a Purchase Agreement at the auction site immediately following the close of the auction. A ten percent (10%) non-refundable down payment on the day of the auction is required with the balance in cash to be paid at closing. Bidding may not be conditioned upon financing. Closing shall take place within ninety (45) days of the auction which may be extended for a reasonable period of time as needed to complete any required new survey. Possession shall be delivered at closing. Real Estate taxes shall be pro-rated as of the date of closing and all other closing costs shall be paid as is customary in Muskingum County. All closings shall take place at Mid-Ohio Title Agency.

The properties are being sold on an as is, where is basis and no warranty or representation either expressed or implied is made concerning the properties by the parties hereto or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires and due diligence concerning the property. Any information provided by Koehler Auctions is subject to verification by all bidders and no liability for accuracy of the information or any errors or admissions is assumed by the parties hereto or by Koehler Auctions. Conduct of the auction in increments of bidding are at the direction and discretion of Koehler Auctions. The parties hereto and Koehler Auctions reserve the right to preclude any person from bidding if there is any question as to the person's fitness or qualifications and all decisions of Koehler Auctions relating thereto are final. All sales are subject to seller's confirmation. .

Being marketed & auctioned by:

**Jeff Koehler, Realtor/CAI Auctioneer, 740-819-8441 www.SEOhioAuctions.com
Brokerage: Lepi & Associates Real Estate Services**