

GERMAN TWP REAL ESTATE AUCTION

2-Story Home & 4 Lots on 15 Acres (Sells at 4:00 PM)

Autos ♦ Tools ♦ Furniture ♦ Lawn & Garden

Thursday ♦ April 2, 2009 ♦ 2:00 PM

Located: 4087 Miller Rd (at Ballentine Pk) Springfield, OH.



Well-maintained 2-story frame country home with 3-4 bedrooms, 2 bathrooms, and loads of recent updates. And don't forget the newly dug pond. Owners are downsizing and ready to sell!

4 newly created building lots are ready for your home! Northwestern Local SD. *Visit us on the web or contact Auction Agents for complete Bidder Package.*

For further information call or visit us on the web

www.SheridanTeam.com

Open House

Monday ♦ March 23 ♦ 4-5:30

Real Estate Sale Terms

Bidding Procedure: The property sells via the Multi-Parcel Auction Method to the highest bidder subject to confirmation of Seller.

Acceptance of Bid Prices: The successful bidder(s) will sign a *Confirmation of Sale Agreement* at the auction site immediately following the close of bidding.

Down Payment: Tract 1: \$10,000 & Tracts 2-5: \$3,000 per tract as down payment day of auction upon signing of *Confirmation of Sale Agreement*; balance due at closing. Bidding IS NOT CONDITIONAL UPON FINANCING.

Real Estate Taxes: Taxes will be prorated to date of closing using long proration method. Purchaser will pay CAUV recoupment due to change in land use, if any.

Closing Date: On or before May 8, 2009. Purchaser will pay customary portion of closing costs at closing.

Possession: Date of closing.

Agency: Sheridan & Associates, Auctioneers, Real Estate Broker, Appraisers, LLC and its representatives are Exclusive Sales Agents for the Seller.

Disclaimer and Absence of Warranties: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the *Confirmation of Sale Agreement*. Announcements made by the Auctioneer at the time of the Auction will take precedence over any previously printed or oral information. The property is sold on an "AS IS, WHERE IS" basis, and no warranties or representations, either expressed or implied, concerning the property are made by the Seller or the Auction Company. Each bidder is responsible for conducting his/her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate, but is subject to verification by all parties relying on it. Neither the Seller nor the Auction Company assumes liability for its accuracy, errors, or omissions. Conduct at the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and the Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, legal capacity, etc. All decisions of the Auctioneer are final.

Personal Property Sells at 2:00 PM

Autos: 1996 Ford Taurus station wagon w/automatic transmission, all power, & 193,644 miles; 1982 Chevrolet Custom Deluxe C-10 pickup truck w/ automatic transmission, new tires, new clutch, & 143,628 miles; (4) 14" tires (from S-10 pickup)

Household: Broyhill double recliner sofa & matched double recliner love seat; oak roll top desk; round oak dinette table; (4) bowed back chairs; king size bed; 9-drawer triple dresser; bunk bed; child's crib; iron daybed; 19" color TV; 13" color TV; Sanyo 25" color TV; air purifier; wood burning stove; pet cage; padded lawn furniture; *Little Tikes* swing set; children's learning toys; baby items; counter appliances; lady's golf club set; new 6-panel interior doors; oak staircase spindles; camping equipment; & more.

Equipment & Tools: 8' garden disk; 6' garden disk; Yard-Man string trimmer; small selection building materials; security lights & related equipment; roll of wire mesh fencing; Wagner Paint Crew sprayer; misc tools; chainsaw; Eagle trolling motor; & more.



Terms (Personal Property): Cash, checks or MC/VISA w/ positive ID. 3% convenience fee for credit purchases. Lunch

SHERIDAN & ASSOCIATES AUCTIONEERS, REAL ESTATE BROKER, APPRAISERS, LLC

(937) 767-2021
www.SheridanTeam.com



(Toll Free) 1.866.282.8284