

- 3 Bedroom Brick home, 1,471 sf of living space
- Vinyl Replacement windows
- Gas Furnace, Central Air, Gas Water Heater
- 2 Bedrooms on the main level, 1 Bedroom upstairs
- Attached 2½ car garage, Partial basement
- National Trails School
- GREAT INVESTMENT PROPERTY OR PRIMARY RESIDENCE
- Come investigate the possibilities the home offers
- Owner occupied for the last 30+ years

Preble County, OH



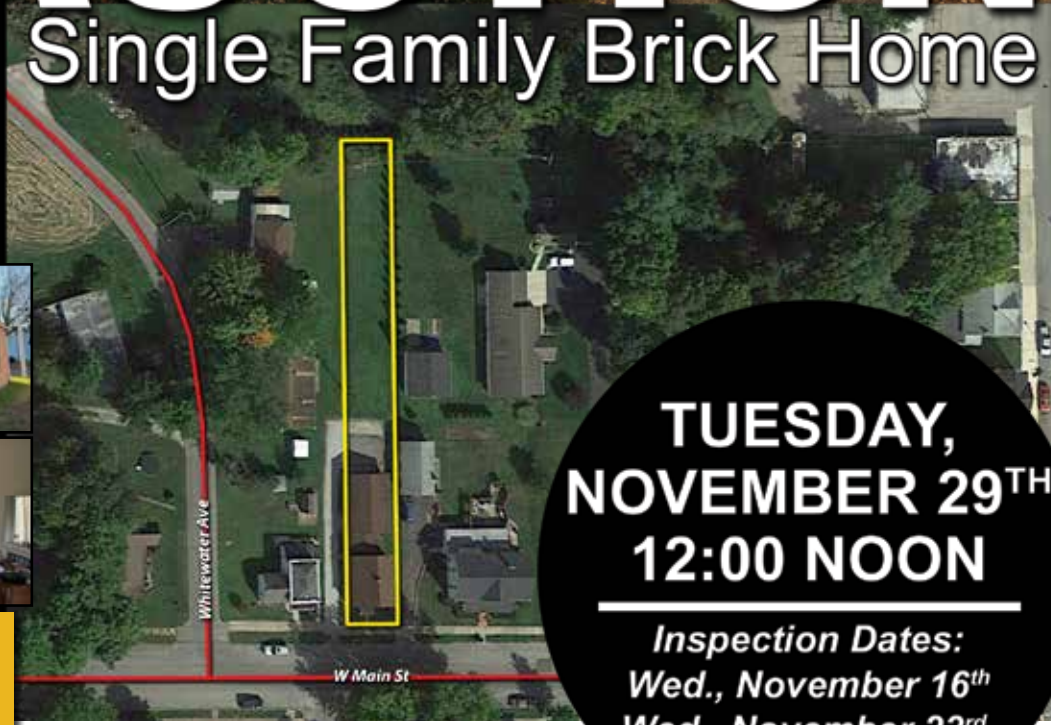
REAL ESTATE AUCTION

Single Family Brick Home

126 W. Main St., New Paris, OH 45347
PROPERTY LOCATION / AUCTION SITE:
 (126 W. Main St., New Paris, Ohio). From the center of town at the intersection of Main and S. Washington St., turn west on W. Main Street. Travel 1 block to the property on the right.



OWNER: Cynthia Kessler
For Information call Sales Manager:
Andy Walther: 765-969-0401
andy@schraderauction.com



TUESDAY,
NOVEMBER 29TH
12:00 NOON

Inspection Dates:
Wed., November 16th
Wed., November 23rd
11:00 - 12:00 pm

800-451-2709

SchraderAuction.com

OHIO # 63198513759, SAL.2012001611

AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered as (1) parcel via public auction. All bid increments are at the sole discretion of the auctioneer.

DOWNPAYMENT: \$5,000 down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash; cashiers check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide a preliminary title commitment for review prior to the auction. Any title insurance will be at the expense of the Buyer. Seller shall provide a Warranty Deed.

CLOSING: The targeted closing date to be on or before December 21, 2022. The balance of the real estate purchase price is due at closing.

POSSESSION: At closing.

REAL ESTATE TAXES: To be prorated to the date of closing

SURVEY: A new survey will be made where there is no existing legal description or where required for legal transfer.

EASEMENTS: Sale of the property is subject to any and all easements of record.

AGENCY: Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of 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 Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decision of the Auctioneer is final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.

ONLINE BIDDING AVAILABLE

You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.

