



BaerAuctions.com | 330-227-3236

Lattanzio Online Real Estate Auction



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49695 Carmel Achor Rd Rogers, Ohio

Taxes per ½ year: \$ 276.09 (under homestead exemption)

- ❖ Taxes will be prorated to date of Deed.
 - ❖ Legal Description is sufficient for Transfer.
 - ❖ Possession on closing.
 - ❖ Title Company closing cost will be split between buyer and seller.
 - ❖ Subject to all matters of record.
 - ❖ Mineral Rights owned by the seller will Transfer to the buyer.
 - ❖ Property Sold AS IS, Any Desired Inspections to be Completed Before Bidding.
 - ❖ Termite inspection in process.
 - ❖ Septic & Well Inspection will be ordered but not complete, the buyer will sign a hold harmless agreement and will have to order the inspection when the home is ready to inspect
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- ❖ **Terms on Real Estate:** 10% of the contract price down day of sale, balance due upon delivery of deed and title guarantee. This property sells Subject to Columbiana County Courts. There will be a 10% buyer's premium added to the final sales price to constitute a contract price.

Wade Baer – Auctioneer / Broker / Realtor - 330-424-2705 or Wade@BaerAuctions.com