



BaerAuctions.com | 330-227-3236

Rust Family Auction



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25701 Orangeville Rd Masury, Ohio 44438
Parcel #1

Taxes per ½ year: \$ 1,581.51

- ❖ Taxes will be prorated to date of Deed.
 - ❖ There will be a new survey of property completed and paid for by the seller.
 - ❖ 45 day closing period, possession on closing.
 - ❖ Title Company closing cost will be split between buyer and seller.
 - ❖ Subject to all matters of record. – Shows leases and easements that were on the whole farm.
 - ❖ All gas, oil and mineral Rights owned by the seller will Transfer to the buyer.
 - ❖ Property Sold AS IS, Any Desired Inspections to be Completed Before Bidding.
 - ❖ No Termites.
 - ❖ The septic did not pass inspection, any and all repairs or replacement will be the cost and responsibility of the buyer.
- ❖ **Terms on Real Estate:** There will be a 10% buyer's premium added to the final sales price to constitute a contract price. A down payment of 10% of the contract price down day of sale, balance due upon delivery of deed and title guarantee. This property sells without reservation to the highest bidder.

Wade C. Baer, CAI, AMM – Auctioneer / Broker / Realtor

330-424-2705 or Wade@BaerAuctions.com

