



BaerAuctions.com | 330-227-3236

Rust Family Auction

2601 Orangeville Rd Masury, Ohio 44438
Parcels #2-5



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Taxes per ½ year: \$ 3,835.18

- ❖ Order of Auction: Parcel #1 will sell first and will not be included with these 4 parcels.
 - We will offer parcel #2 and hold the bid.
 - We will offer parcel #3 and hold the bid.
 - We will then offer parcels #4 & 5 by the acre and choice and will hold the bids.
 - We will then add up the totals from parcels #2-5 and offer them as a whole.
 - The farm will sell in the manner that produces the highest bid price.
- ❖ Taxes will be prorated to date of Deed.
- ❖ Survey – If sold as a whole farm a new survey on the perimeter will be completed and paid for by the seller. If it sells in parcels the buyer will have a \$35 per acre charge added at closing for the cost of the survey.
- ❖ 45 day closing period, possession on closing.
- ❖ Title Company closing cost will be split between buyer and seller.
- ❖ Subject to all matters of record.
 - There are two Oil and Gas leases shown from 1971 & 1982
 - There are other gas line and electric line easements
- ❖ All gas, oil and mineral Rights owned by the seller will Transfer to the buyer.
 - There is a shallow gas well on the property that is supplying free gas to the brick 2-story home.
- ❖ Property Sold AS IS, Any Desired Inspections to be Completed Before Bidding.
- ❖ No Termites
- ❖ Well and Septic Inspection in process.

- ❖ **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