

REAL ESTATE AUCTION

36 +/- Acres In Parcels - Recreation Land

FRI. SEPTEMBER 6th @ 2PM



OYSTER RD, ALLIANCE, OH 44601

**MAHONING CO - ALLIANCE , OH - SMITH TWP
PARCEL # 16-107-0-001.00-0, # 16-107-0-002.00-0**

REAL ESTATE AUCTION - Friday September 6th @ 2pm. 36 +/- Acres in 2 parcels Located in Smith Township, Mahoning County 5 miles North East of Alliance OH. Recreation Land, Wooded with Several Ponds. NO Zoning. All Existing Mineral Rights to Transfer. LIVE On-Site Bidding with On-Line Bidding Available. Visit our Website OR Call for the Bidders Information Packet with complete terms of Sale. From Alliance OH take SR 225 North to Armour Street NE then East to Oyster Road and property. Watch for Dutton Auction signs posted. TERMS ON REAL ESTATE: \$6,500 down day of sale for parcel #1 and \$4,500 down day of sale for parcel #2 or within 72 hours if bidding online, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.

OPEN: 8/30 (12-2) and Auction Day 9/6 (12-2)

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TERMS OF SALE FOR September 6th REAL ESTATE AUCTION

LIVE ONSITE & ONLINE BIDDING - VISIT OUR WEBSITE AT www.DuttonAuctions.com

Open House Dates: 8/30 (12-2) and Auction Day 9/6 (12-2)

TIME AND PLACE OF AUCTION: Auction will be held LIVE Onsite at Oyster Rd, Alliance OH 44601 with Online Bidding available @ www.DuttonAuctions.com. Pre-bidding open from 8/30/24 – 9/6/24 @ 2pm.

AUCTION FORMAT: To get approved to bid for the auction all parties must provide valid Drivers License, State ID or Passport fill and sign registration form. All Bid Registrations must be approved by auctioneer prior to commencement of bidding. To Register to Bid Online, please follow the online bidding instructions at: www.duttonauctions.com.

REQUIREMENTS OF THE SUCCESSFUL HIGH BIDDER: The high bidder will be required to tender \$6,500 down for parcel #1 and \$4,500 down for parcel #2 in the form of cash, certified bank check, or via bank wire as initial earnest money, made payable to the title company to be determined at end of auction.

BUYERS PREMIUM: The auction purchase contract shall provide that the purchaser pays a buyer's premium of 10%. This amount will be added to the high bid amount to determine the total auction purchase price. Financing, if any, shall be calculated on the Total Auction Purchase Price.

TITLE: Sellers shall furnish at their own expense a title guaranty policy brought to date of delivery of deed, showing good marketable title in fee simple in sellers and shall convey the premises by Fiduciary Deed, free of dower, liens or encumbrances, except as specified herein.

CLOSING PROCEDURE: The real estate title and closing will be provided by Cornerstone Real Estate Title Company, Ltd. 825 South Main St, North Canton OH 44720 (330-639-2418) and shall occur on or before October 11th at which time purchaser shall pay the balance of the purchase price. Transfer of title will be by General Warranty Deed.

POSSESSION OF PROPERTY: At the time of closing.

PLEASE NOTE: The property is not being sold subject to financing. This means that, before you bid at the auction, you should have enough cash reserves to close the purchase, or that financing should be pre-arranged, or that you should be absolutely sure that you can qualify for financing. If you do not have the cash, or if you are not sure you can obtain financing, it is recommended that you do not bid.

NO WARRANTIES: This property is being sold "AS IS", "WHERE IS", without any representation or warranty of any kind being made by the sellers, auctioneer, Keller Williams Legacy Group Realty, or by any other cooperating realty firm. All information in this brochure, any advertising, or in any other written form has been taken from sources believed to be reliable and accurate, but is not guaran-

AGENCY DISCLOSURE: All licensees associated with the Broker represent the seller in the sale of this property.

BROKER PARTICIPATION: : A referral fee in the amount of one percent (1%) of the High Bid Price will be paid to the qualified Real Estate Broker acting as a buyer's broker whose client pays for and closes on the property. In order to qualify for this fee, the Real Estate Broker must: (A) Be a licensed Real Estate Broker in the State of Ohio who will abide by the National Association of Realtors code of Ethics. (B) Register the client with listing broker/auctioneer by mail/email on Client Broker Registration Form, provided by Auctioneer, which must be signed by broker/salesperson and prospect, with Keller Williams-Legacy Group Realty & Dutton Real Estate Auctions, prior to attending an open house with client and prior to and **NO LATER THAN 48 hrs. prior to the Auction Date** (C) Sign in and inspect the properties with the prospect during a scheduled on-site inspection. (D) Attend the auction with the prospect and bid with or for the prospect who was the high bidder. A complete file of all broker registrations will be maintained by Auctioneer. No referral fees will be paid if prospect has previously contacted listing broker or attended a scheduled open house without buyer/broker. Referral fees will be paid upon the closing of the sale by the Seller and only after receipt of all commissions by listing broker, Keller Williams—Legacy Group Realty. No referral fees will be paid by Seller if the cooperating broker, broker's agent or a member of the broker's immediate family is participating in the purchase of the property. An affidavit will be required to be signed certifying that the broker is not acting or participating in any way as a principal. No sub-agency shall be offered to any buyer/broker by listing broker and the Broker shall represent the buyer and have a signed Agency disclosure form as such. There can be **NO EXCEPTIONS** to this procedure and **NO** oral registrations will be accepted. If a referring broker has not met all of the above requirements, no referral fee will be paid.

ATTENTION AUCTION BUYERS: We recommend that you log onto our website at least 30 minutes prior to the sale, in order to answer any last minute questions and register to get **APPROVED** to bid. Any property may be withdrawn, canceled or subject to sale prior to the auction without any further notice. Subject to auction day announcements. The property is being offered with reserve, subject to seller acceptance. The following contained in this brochure is subject to inspection and verification by all parties relying on it. The sellers and their representatives assume no liability for its inaccuracy, errors, or omissions.

SCAN THE QR CODES BELOW FOR DIRECT ACCESS TO BID ONLINE OR FOR COMPLETE BIDDER INFORMATION PACKET



DUTTON REAL ESTATE GROUP—OVER 5000 PROPERTIES SOLD

