



316 North 3rd Street
Coshocton, Ohio 43812



AUCTION

REALTY LTD

TELEPHONE
(740) 622-3111



CONTRACT TO PURCHASE REAL ESTATE

Warsaw

Ohio

20

THROUGH YOU AS AGENTS I/We hereby agree to purchase real estate described as follows, to wit, being the property located in the County of Coshocton

State of Ohio, known as 8.442+- acres located on CR 402

At a consideration of (purchase price) \$ _____ per deedable acre

On the following terms _____ % Deposit Down _____

Balance due at Closing _____

Possession to be given on date of closing ~~or~~ xx Hunting rights only to be given at executed contract

DEED: Grantor is to furnish warranty deed, with release of Dower.

TAXES: Grantor is to pay taxes (and assessments, if any) including the payment and installment due and payable date of closing 20 20

Grantee is to assume all falling due and payable after said date.

All meters, furnaces, gas, electrical and other fixtures, shades, screens, awnings, curtain rods, bath room, lavatory, TV antenna, outdoor shrubbery and flowers in their present condition "AS IS" _____

It is agreed that the purchaser is to have a reasonable time to have the title examined prior to the final closing of this transaction, not to exceed 45 days. This property is being purchased in its present physical condition after examination with reference to size, value and character of the property improvements and fixtures "AS IS." It is mutually agreed that should either Purchaser or Seller hereto fail or neglect to duly perform his part of this agreement he shall forthwith pay and forfeit as damages to the other party a sum equal to ten percent (10%) of the agreed price of sale (except that if said agreed price is less than \$2000.00 said sum shall be \$200.00), and cancel this agreement as it relates to further obligations by either party. Should either the Purchaser or Seller fail to perform his part of the within agreement, the defaulter shall be responsible to compensate Realtor for services rendered and it is hereby agreed by all parties herein that said compensation shall amount to six percent (6%) of the sale price herein agreed upon. THE RISK OF LOSS or damage to said premises by fire or act of God until cloing of the deal and delivery of deed is assumed by seller.

Received from _____
cash payments of \$ _____ on above
contract _____ 20 _____
PEDDICORD RICE AUCTION REALTY LTD
By _____

Purchaser Name _____
Address _____
City _____ State _____ Zip _____ Phone _____
email _____
<input checked="" type="checkbox"/> Purchaser Signature _____
Preferred Attorney _____

I/We hereby accept and agree to the above proposition this _____ day of October

and also agree to pay Peddicord Rice Auction Realty LTD a commission as agreed for securing the herein purchaser for the above described property.

I/We also agree to deliver the property to the purchaser at time of closing in the same condition as when purchaser viewed it, ordinary wear and tear accepted.

_____	_____	_____
_____	_____	_____
_____	_____	_____

Seller Signature(s)