

AUCTION

ONLINE ONLY

**WARREN COUNTY
HOME W/1.6 ACRES
PROPERTY LOCATED
10800 SR 132
PLEASANT PLAIN, OH
1 MILE SOUTH OF
PLEASANT PLAIN
3 MILES NORTH OF
GOSHEN
WATCH FOR SIGNS**



**BIDDING OPENS TUESDAY, NOV. 28
12 NOON**

**BIDDING ENDS THURSDAY, NOV. 30
12 NOON**

www.wilnat.com



Shirley Mohrfield, Owner



WILSON NATIONAL LLC
A REAL ESTATE & AUCTION GROUP

Mark Wilson - Auctioneers - Brandon Wilson
800.450.3440 | www.wilnat.com

BEAUTIFUL BUILDING SITE



1.6 acres with mature trees and garden area with water & public sewer. Older 1-1/2 story home consisting of 1,158 sq. ft. in poor condition with 1 car block garage located on property. Could be a fixer upper or removed and build new.



**PREVIEW: THURS., NOV. 16 & FRI., NOV. 24 • 4 TO 5 P.M.
OR WALK THE PROPERTY AT YOUR LEISURE AT ANYTIME.**

**FOR MORE INFO AND ONLINE BIDDING GO TO
www.wilnat.com or 800-450-3440**

TERMS & CONDITIONS:

Down Payment: Ten Percent (10%) Nonrefundable Deposit due within forty eight (48) hours of the completion of the auction. The Nonrefundable deposit to be wire transferred to Wilson National LLC Trust Account.

Acceptance of Bid Prices: Once you place a bid, it cannot be removed, even if you bid incorrectly. Please verify all bids before submitting. If you hold the highest bid at the conclusion of the auction and do not execute and return Confirmation of Sale and your nonrefundable deposit within forty eight (48) hours of the conclusion of the auction then you will be considered in default. If your closing is delayed for any reason, by you, or anyone working on your behalf, including lenders, you may be declared in breach of this contract, forfeit all deposits made, and will be liable for any and all costs incurred by the seller and Wilson National LLC incurred in a subsequent resale of the property. All successful bidders are required to sign a Confirmation of Sale, Consumer Guide to Agency Relationship, Agency Disclosure Statement, and a Lead Base Paint Disclosure within 24 hours of the end of the auction. Your bidding is not Conditional Upon Financing, so be sure you arranged financing, if needed, and are capable of paying cash at closing. This auction is subject to seller confirmation.

Closing: Closing shall occur on or before January 12, 2024.

Possession: On closing date.

Title: Property is selling with good marketable Title by Warranty Deed. Purchaser is responsible for Title Insurance if desired.

Real Estate Taxes: Seller to pay 2023 taxes due and payable 2024 based upon 2022 tax rate.

Agency: Wilson National LLC, and its representatives are Exclusive Agents of the

seller, which successful Purchaser will sign Agency Disclosure Statement stating said Agency.

Lead Based Paint Disclosure: Any home built previous to 1978 has the potential of lead base paint being present. Seller has no knowledge or reports indicating the presence of lead base paint. Purchaser can have an inspection if so desired but will sign a disclosure waiving their right to an inspection that would have any effect on the agreement to purchase.

Auction Process: This is a soft close auction. If a bid is placed within the last five (5) minutes of the auction then the auction will extend (5) minutes from the time the last bid was placed. If you are outbid you will have at least five (5) minutes to outbid the previous bid.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. The property is sold on an "As Is, Where Is" basis and no warranty or representation either expressed or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller, the broker or the auction company. All sketches and dimensions in marketing materials are approximate. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. Auction firm has the right to bid on behalf of buyers or sellers. The seller, broker and auction company reserve the right to preclude any person from bidding if there is any question to that person's credentials, fitness, etc. All decisions of the Auctioneer are final.