

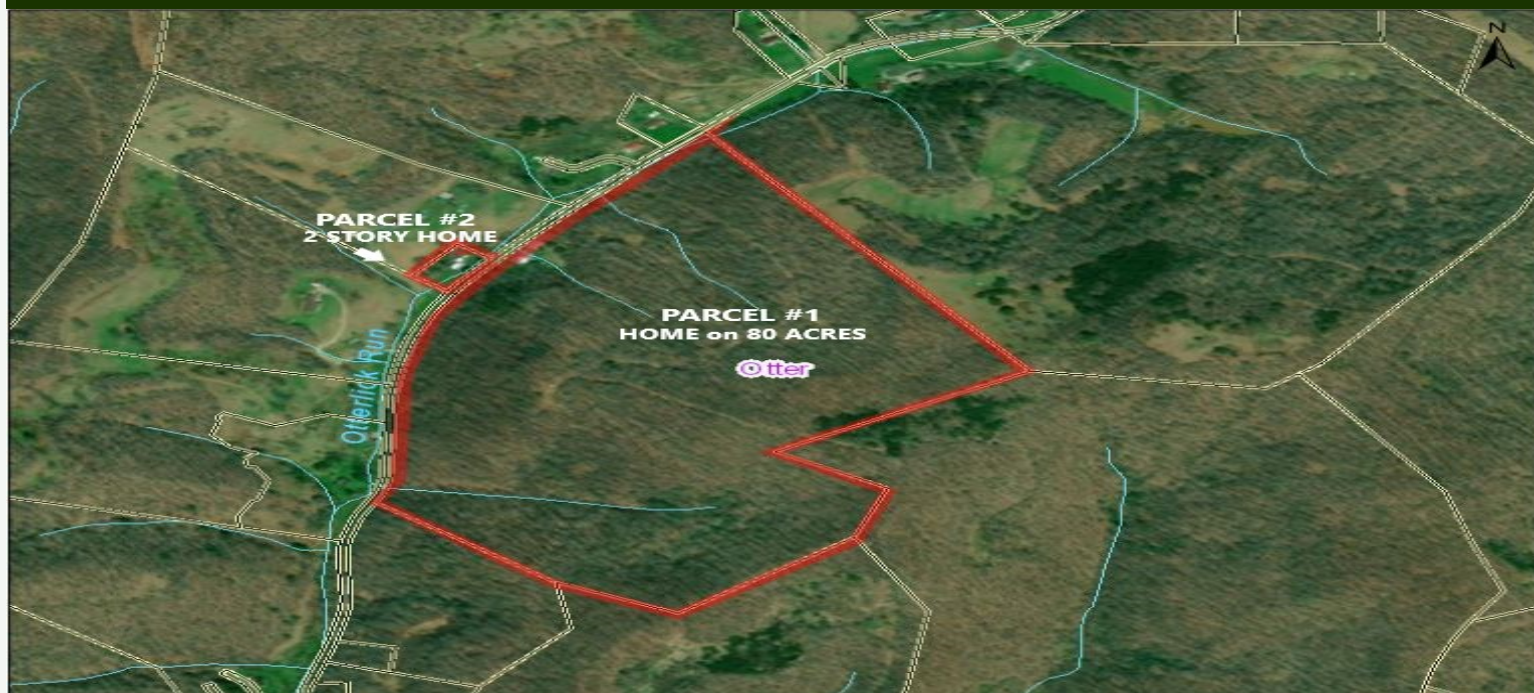
PREMIER WEST VIRGINIA REAL ESTATE AUCTION

80 ACRES-2 HOMES-CLAY COUNTY WV

OUT OF STATE EXECUTOR DIRECTS IMMEDIATE SALE

ON-LINE BIDDING ONLY!

STARTS May 1 & ENDS MAY 22nd 1 pm(est)



DIRECTIONS TO PROPERTY: Address: 1122 Otterlick Rd Ivydale WV 25113 Located 50 mile N.E. of Charleston, W.V. and just 15 minutes south of I-79. Take I-79 to EXIT 40 - Hgwy. 16 - Big Otter Exit., then South to property.

PARCEL #1: The property consists of 80 +/- acres with seller owned mineral rights and improvements that include a 1100 sq. ft., 4 bedroom ranch home w/central air, gas from on-site well and a back up Generac Power System, on-site water well with city water available & 32 x 40 garage/shop built in 2010. Mostly wooded, this property offers excellent recreation and hunting opportunities. Property is located on good hard surfaced, Otterlick Rd.

PARCEL #2: This property includes an older 2 story home located on a .28 acre site with Otterlick Run frontage, located across from Parcel #1. Home is in original condition with hardwood floors, needs some updates. Opportunity for a recreational cabin and Hunting Retreat.

For On-line Bidding go to www.DuttonAuctions.com to register and bid.

ON SITE OPENS: APRIL 24th, 29th, MAY 8th, 15th & 16th
(Sun-Sat 12-2PM / Thurs 4-6PM)



www.DuttonAuctions.com

CALL: 330.879.5000

Contact: Joel Dutton

WEST VIRGINIA BROKER

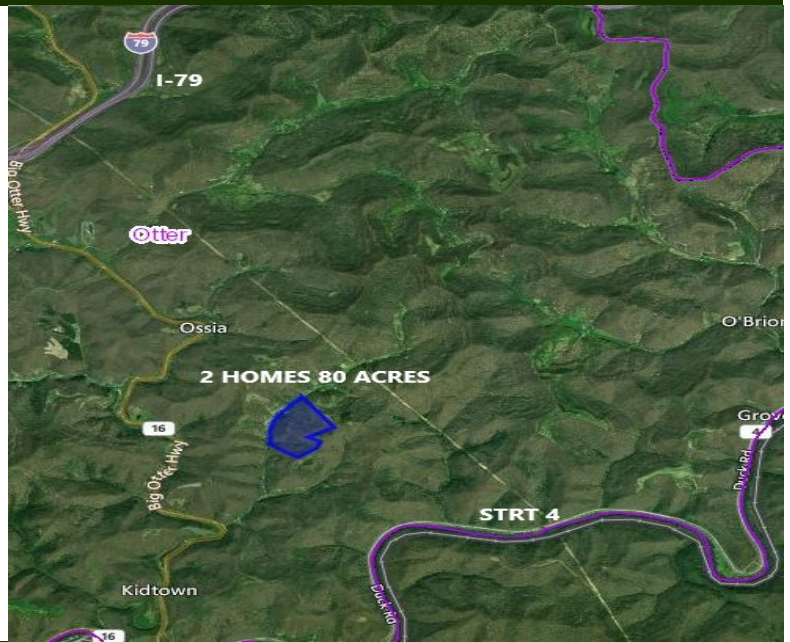
**West Virginia Land Farm &
Home Realty, Inc**

Cheryl White

304.880.0744

TERMS OF SALE FOR MAY 22 REAL ESTATE AUCTION

ON-LINE BIDDING ONLY / REGISTRATION IS ON-LINE @ WWW.DUTTONAUCTIONS.COM



ON SITE OPENS: APRIL 24th, 29th, MAY 8th, 15th & 16th (Sun-Sat 12-2PM / Thurs 4-6PM)

TIME AND PLACE OF AUCTION: Auction will be Online Only. To Bid go to www.DuttonAuctions.com

ON-SITE INSPECTION DATES: APRIL 24th, 29th, MAY 8th, 15th & 16th (Sun-Sat 12-2PM / Thurs 4-6PM)

AUCTION FORMAT: All bidding is On-Line and open to On-line registered bidders Only. Bidding Starts May 1st @ 1PM & Ends May 22nd @ 1PM(est)

REQUIREMENTS OF THE SUCCESSFUL HIGH BIDDER: The on-line registered high bidder will be required to submit earnest money deposits (**Parcel #1 \$7,500 & Parcel #2 \$2,500**) at the conclusion of bidding & upon signing the purchase agreement. In the form of a Certified Check, or Approved Company or Personal Check or Bank Wire as initial earnest money made payable to WV Land Farm & Home Realty Trustee Cheryl White.

CLOSING PROCEDURE: Closing shall occur on or before June 23, 2021 at which time purchaser shall pay the balance of the purchase price. Transfer of title will be by General Warranty Deed. Time is of the essence.

POSSESSION OF PROPERTY: Possession shall be given to purchaser at Closing.

PLEASE NOTE that this 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.

CONDUCT OF THE AUCTION: Announcements made at the time of the auction from the podium take precedence over all printed material. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer.

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

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

NO WARRANTIES: This property is being sold "AS IS", "WHERE IS", without any representation or warranty of any kind being made by the sellers or by West Virginia Land, Farm & Home 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, but is not guaranteed.

BROKER PARTICIPATION: A referral fee equal to 1% of the high bid price will be paid by the seller from the seller's proceeds of sale to the Real Estate Broker acting as a buyer broker, whose client pays for and closes on the property. To qualify for the referral fee, the real estate agent must: (a) be a licensed real estate broker who will abide by the Association of Realtors Code of Ethics; (b) register the client by requesting and completing an ON—LINE Auction Registration form; (c) inspect the property with their prospect (d) and bid with or for the client. All Registrations accepted will be acknowledged by Auctioneer **NO LATER THAN MAY 16, 2021**. Referral fees will be paid upon closing by the seller and receipt of all commissions by Auctioneer. No referral fees will be paid by Seller, if the broker, the 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 certifying that the broker is not participating in any way as a principal. No sub-agency shall be offered to any broker by Auctioneer. There can be no exceptions to this procedure and NO oral registrations will be accepted.

ATTENTION AUCTION BUYERS: WE RECOMMEND THAT YOU ATTEND ONE OF THE SCHEDULED OPEN HOUSES, OBTAIN A PROPERTY INFORMATION PACKET, & REGISTER ONLINE TO BE AN APPROVED BIDDER. Any property may be withdrawn, canceled or subject to sale prior to the auction without any further notice, subject to any prior auction announcements. The following contained in this brochure is subject to inspection and verification by all parties relying on it. The seller or their representatives assume no liability for its inaccuracy, errors or omissions.

Joel Dutton - FL Broker/Auctioneer

AU3578 330.879.5000 / jdutton@duttonregroup.com

Cheryl White - Broker - WV Land Farm & Home Realty 304.286.9930

FOR COMPLETE TERMS OF SALE CALL: **330.879.5000**

THE DUTTON TEAM - SINCE 1959

REGISTER ON-LINE @ WWW.DUTTONAUCTIONS.COM