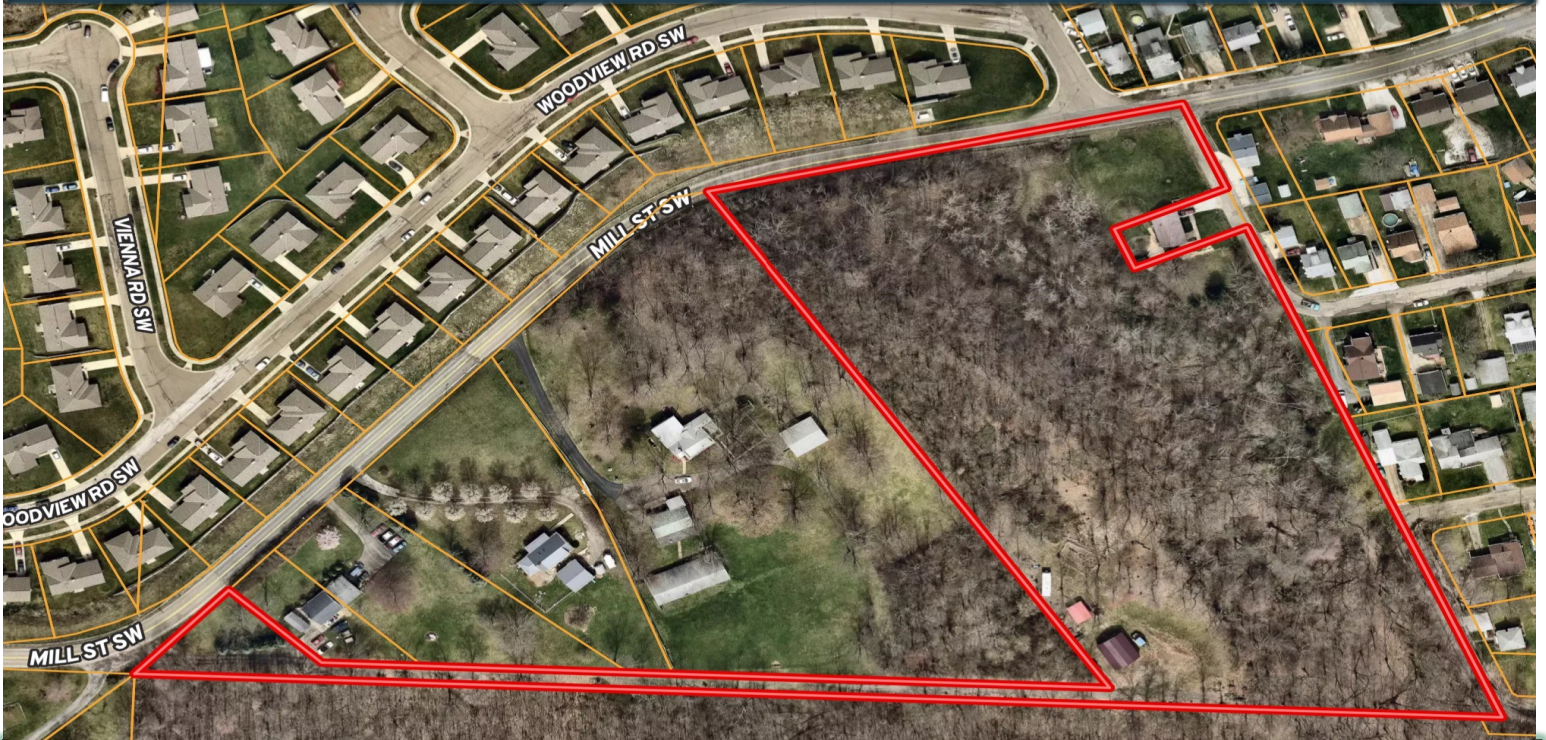


Stark County REAL ESTATE AUCTION

BUILDING SITE 7+ ACRES W/ GARAGE BLDG

MON APRIL 18 -THURS APRIL 21 @ 4PM

ONLINE ONLY @ www.DuttonAuctions.com



1128 Mill St SW, Canton OH 44706

REAL ESTATE AUCTION - APRIL 21 @ 4PM. ATTENTION LAND BUYER'S: 7+ Wooded Acres Located Minutes From I-77 and SR 800 in Canton Township, OH. This is a beautiful elevated building site as it is secluded & Private, Recreational Property with Fantastic Views and a 32x28 Garage/Barn. Starting Bid ONLY \$1,000 Per Acre!! Bidding to be Live & Onsite, w/Online Bidding available. ONLINE BIDDING BEGINS MONDAY - APRIL 18, 2022 - 11AM and AUCTION LIVE ON-SITE BIDDING WILL BEGIN THURSDAY - APRIL 21, 2022 - 4PM. Terms: \$4,500 down day of sale with the balance due in full at closing. Buyers Premium of 10% added to high bid to determine total purchase price. Property being offered "As-Is", "Where-Is" with any desired inspections to be completed prior to commencement of the bidding. Auction Day announcements take precedence over all other advertising.

ON-SITE INSPECTION DATES: APRIL 7, 14, & 21 (2-4PM) APRIL 17 (12-1PM)



www.DuttonAuctions.com

CALL: 330.879.5000

Auctioneer: Jared Dutton, AARE



TERMS OF SALE FOR APRIL 21 REAL ESTATE AUCTION

LOCATION: 1128 Mill St SW, Canton OH 44706

ON-SITE INSPECTION DATES: APRIL 7, 14, & 21 (2-4PM) APRIL 17 (12-1PM)

TIME AND PLACE OF AUCTION: Auction will be held Online @ www.DuttonAuctions.com. Bidding is open April 18 @ 11am, & Closes April 21 @ 4pm. Please register online.

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: <https://www.duttonauctions.com>. All Bidding is to be online only.

REQUIREMENTS OF THE SUCCESSFUL HIGH BIDDER:

The high bidder will be required to tender \$4,500 down day of sale, in the form of cash, certified bank check, or via bank wire as initial earnest money, made payable to Stonegate Title, as escrow agent, and sign the Auction Purchase Agreement. Can be dropped off or mailed to our office (4974 Higbee Ave NW, Canton OH 44718)

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 Trustee Deed, free of dower, liens or encumbrances, except as specified herein.

CLOSING PROCEDURE: The real estate title and closing will be provided by Stonegate Title and shall occur on or before May 23, 2022 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 Recording of the Deed.

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 guaranteed.

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 April 17 2022**. (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 arrive at the auction at least one hour 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.

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. Seller and auctioneer reserve the right to refuse admittance to or expel anyone from the auction premises for interference with auction activities, nuisance, canvassing, soliciting, or other reasons.

AUCTIONEER: Jared Dutton, AARE / 330.879.5000 Ext. 6

BROKER: Keller Williams—Legacy Group Realty



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LEGACY GROUP REALTY



DUTTON REAL ESTATE GROUP—OVER 5000 PROPERTIES SOLD