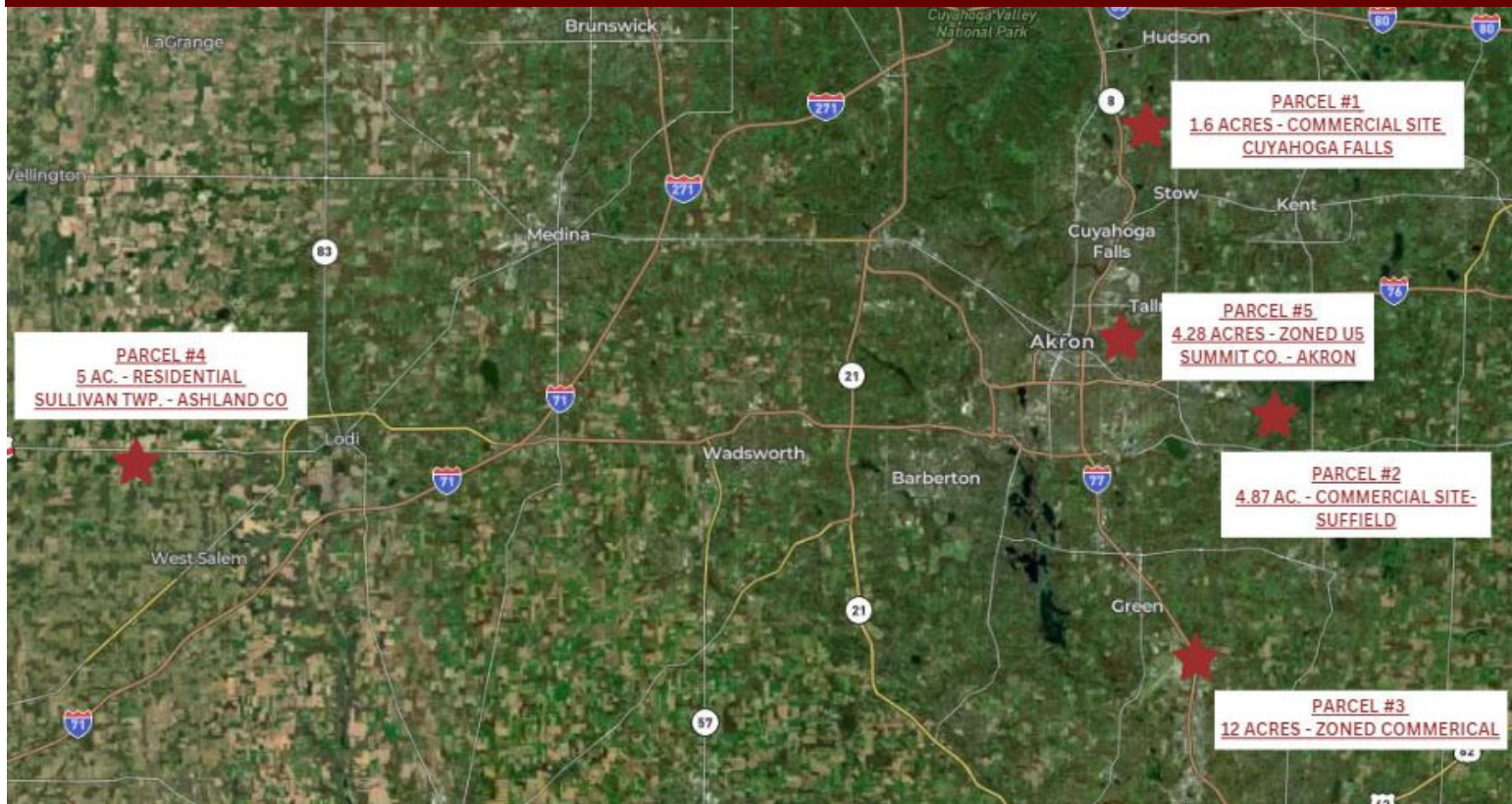


Akron/Canton Multi-Parcel LAND AUCTION

Bidding Oct. 10 - Oct. 21 ends @ 1pm

ONLINE BIDDING ONLY @ www.DuttonAuctions.com

N.E. OHIO - AKRON - CANTON - ASHLAND
5 LAND SITES - 12+ AC. CAK AIRPORT - INDUSTRIAL - RETAIL
5 ACRE RESIDENTIAL ACREAGE W/ COMMUNICATION TOWER



BIDDING ENDS FRIDAY OCTOBER 21 @ 1 PM. EST

LOT #1: STEELS CORNER RD. - CUYAHOGA FALLS: Consists of 2 parcels w/ total of 220 ft. frontage on Steels Corner Rd. Total land site of app. 1.865 acres. ZONED E-1

LOT #2: 607 ETTER RD. MOGADORE / SUFFIELD TWP.: This parcel consists of app. 4.5 acres wooded site and includes a communication tower w/ leases.

LOT #3: GREENSBURG RD. - CITY OF GREEN: Consists of app. 12 acres with 3 access points on Greensburg Rd. Located next to CAK airport.

LOT #4: Twp. Rd. 581 - Ashland County - Sullivan Twp. - Black River LSD : Nice 5 Acre Building parcel located 7 miles north of Ashland just west of St. Rt. 58 and south of US224.

LOT #5: 250 JEWETT ST. - AKRON : Consists of a 4.29 acre Fenced Land Site with street access from Forge Rd. and frontage on Jewett St., Lorain St. and Neiman St. This property is Zoned - Akron U-5.

VIEWING TIMES: Sept. 30 & Oct. 14 & Auction Day (12noon-1pm)



KELLER WILLIAMS
LEGACY GROUP REALTY

www.DuttonAuctions.com
330-879-5000
Jared Dutton, AARE



TERMS OF SALE FOR OCT. 21ST REAL ESTATE AUCTION

REGISTER ONLINE · AUCTION ONLINE @ www.DuttonAuctions.com

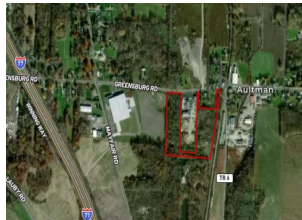
VIEWING TIMES: Sept. 30 & Oct. 14 & Auction Day (12noon-1pm)



LOT #1



LOT #2



LOT #3



LOT #4



LOT #5

TIME AND PLACE OF AUCTION: Auction will be held Online Only @ www.DuttonAuctions.com / To Register to Bid Online, please follow the online bidding instructions.

AUCTION FORMAT: All Bidding is Online. To get approved to bid for the auction all parties must provide valid identification and complete registration form online. All Bid Registrations must be approved by auctioneer prior to commencement of bidding. To Register to Bid please follow the online bidding instructions at: www.DuttonAuctions.com Online bidding begins on October 10, 2022.

REQUIREMENTS OF THE HIGH BIDDER: The high bidder will be required to tender 10% down day of sale, in the form of cash, Company or Personal check, or via bank wire as initial earnest money, made payable to Chicago Title, as escrow agent, and sign the Auction Purchase Agreement

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

CLOSING PROCEDURE: The real estate title and closing will be provided by The Land Title and shall occur on or before Nov. 25, 2022 at which time purchaser shall pay the balance of the purchase price. Transfer of title will be by General Warranty Deed.

POSSESSION: Time of Transfer and Recording of the Deed.

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.

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.

AUCTIONEER: Jared Dutton / DuttonGroup@kwcommercial.com

BROKER: Joel Dutton / 330.879.5000 Ext.4

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 SEP 22, 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 register online at least one day prior to the sale, in order to answer any last minute questions and 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.



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