

AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered to the public October 16th, 2025, at the Uniopolis Fire Department, 140 E Waynesfield, Uniopolis, OH 45888. There will be opening bidding on the properties as determined by the auctioneer.

DOWN PAYMENT: 10% down payment on the day of auction per tract. The down payment must be by personal check, corporate check, or cashier's check. **BIDDING IS NOT CONDITIONAL UPON FINANCING.** You must have your financing arranged and be capable of paying cash at closing.

ACCEPTANCE OF BIDS: Any and all successful bidders will be required to enter into a purchase agreement with the sellers & (executor) immediately following the sale, on site. All final bids are subject to the seller's (executor's) acceptance, or rejection.

EVIDENCE OF TITLE: The seller will provide a preliminary title opinion, certificate, or report to be made available to prospective bidders for review prior to bidding. If any buyer elects to purchase title insurance, the cost thereof will be at buyer's sole expense. Seller will convey title free and clear of liens, but otherwise subject to all easements and matters of record. The property is being sold "AS IS"

DEED: Seller shall provide a fiduciary deed as executor for tract 2.

CLOSING: The balance of the purchase price is due at closing, which will take place within 30 days after the auction.

POSSESSION: Possession will be given at closing.

REAL ESTATE TAXES: Taxes will be prorated to the date of closing.

PROPERTY INSPECTION: Potential purchasers are responsible for conducting their own inspection of the property and any due diligence, inquiries, and inspections will be conducted at their own risk. Sellers & (executor) disclaims any and all responsibility for the bidder's safety during any physical inspection of the property. Farm parcels are selling "AS IS"

MINERAL RIGHTS: The sale will include 100% of the mineral rights, if any, owned by the seller.

SURVEY: The Seller will provide a new legal description for tract 1. Tract 2 will sell with its current legal description.

AGENCY: Oakridge Realty & Auction Company, and its representatives are sole agents for the seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions in the purchase agreement. The properties are being 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. All sketches and dimensions in this brochure are approximate. 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 subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or Auction Company.

ANY ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PRINTED MATERIAL.

Auctioneer: Kevin Miller (567-712-0911) Licensed & Bonded in favor of State of Ohio.

Seller: Deborah Youtsey, Sara Zwiebel, & Deborah Youtsey/Executor