

AUXIER ESTATE AUCTION
SATURDAY OCTOBER 12, 2024 10 AM
415.649+- total acres MLS#1816716

Pre-Approval letter is required for bidding on property. All qualified bidders may bid on property

4 individual tracts offered via Multi-Par system. Buy one or any combination of tracts.

Parcel #29-055404.0000 and # 29-055872.0000 Lower Cumberland Road and Gargonia Road Mt Orab, Ohio

TRACT 1: 110.231 acres
Lower Cumberland Road Mt Orab, Ohio
Nearly All Tillable/wooded area
TRACT 2: 110.231 acres
Lower Cumberland Road Mt Orab, Ohio
Nearly All Tillable/wooded area

TRACT 3: 50.00 acres
Gargonia Road Mt Orab, Ohio
Nearly All Tillable/wooded area.
TRACTS 4: 145.187 acres
Gargonia Road Mt Orab, Ohio

Property sells with hunter rights leased thru 05/31/2025 and 2024 tenant crop rights

Drone video: copy and past this link: <https://youtu.be/CA8U2mzHxtU>



DISCLAIMER: All information contained herein is believed to be accurate but not warranted. No warranties expressed or implied, subject to all easements, restrictions, zoning, covenants and other matters of record. All measurements are approximate and not guaranteed. Any/all inspections will be at Potential Buyer's Expense.

REAL ESTATE TERMS: *2% Buyers premium.* Come prepared with pre-arranged financing. Property sells "as-is" condition with no financial contingencies or inspections. Bidders shall rely on their own inspection and not upon any description of the Auctioneer, owner or agents. Auctioneer and Real Estate Company are working for the seller only. All decisions of the auctioneer are final. Plum Tree Real Estate Marketing Purchase Contract(s) will be written immediately following the final bid.

REAL ESTATE DEPOSIT: Required day of the auction for property purchased: **25,000.00 PER TRACT down day of auction**, to be deposited in escrow account of Mike Brown & Associates, LLC. Closing for property will be on or before **November 26, 2024**. Possession according to the purchase contract. If Buyer fails to close per terms of contract, the deposit is **NON-REFUNDABLE**. Seller will furnish a good deed at closing at Title Company. Any other terms and conditions will be announced day of auction and will take precedence over printed material. Taxes pro-rated to day of closing.

Prospective buyers should avail themselves the opportunity to make inspection of property (real estate or personal) prior to bidding. All Property sells in "as is condition" w/good warranty deeds and marketable surveys. Our company is not responsible for accidents or loss of property.

Owner: Estate of W. Douglas Auxier
Case# 2022 ES 16085 Jodi Stephens and David Auxier, Exec

Mike Brown & Associates LLC, AUCTIONEERS

BETHEL, OHIO (513) 532-9366

Mike Brown, Auctioneer

Agent/Plum Tree Real Estate Marketing

www.MikeBrownAuctioneer.com

