

MONTGOMERY COUNTY, OHIO LAND AUCTION

**PAUL D. THIES
ESTATE**

**REAL ESTATE
ONLINE ONLY**



60.911 Acre Property Located on Ballinger Rd., Union, Ohio

Bids Open October 21, 2021 at 1:00 PM

Bids Close Beginning October 28, 2021, at 1:00 PM

WATCH FOR AUCTION SIGNS!

AUCTIONEER'S NOTE – This is an opportunity of a lifetime. Here is a rare opportunity to purchase a farm in its entirety. We will be selling this farm in one tract 60.911 acres. The opening bid on this property is \$200,000. Please go to our website to register and to see aerial maps and FSA INFO of this farm & Montgomery County Auditor's Tax Card. Please view this farm. Several acres of the woods on the aerial map have been cleared.

Land Investors, Farmers, Land Buyers - PAY ATTENTION. *This is located in Northern Montgomery County only approximately 2 miles from Miami County. It is a rarity to find land that becomes available in this area.*

HOW TO BID: www.buckeyebid.hibid.com to register and place your bid. Bidding opens October 21 @ 1:00PM. Bids begin to close October 28 @ 1:00PM

TERMS - The successful bidder must deposit \$10,000 down earnest money within 24 hours after the auction. There will be a written agreement between buyer and seller at that time. Down payment may be in the form of cash or cashier's check. Please pre-arrange financing. Deposit is non-refundable. Balance due on delivery of deed within 45 days. Possession will be after the current farmer harvests the 2021 crops. Those crops will be harvested no later than December 15, 2021.

REAL ESTATE TAXES: The Estate will pay the next installment of ½ taxes on the property.

NO CONTINGENCY CONTRACTS. Any inspections must be completed prior to auction. This property sells AS IS WHERE IS.

AGENCY: Weigandt Real Estate LTD are exclusive agents of the seller.

REALTORS: We do not CO-OP on Land Auctions.

DISCLAIMER OF WARRANTIES -- All information contained in all related materials are subject to the terms and conditions outlined in the purchase agreement. The property is being sold on an as is where is basis, and no warranty of representation is either expressed or implied concerning this property by the sellers or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections.

PAUL D. THIES Estate

Executor for the Estate – Rosemary Thies

Attorney for the Estate – Charles W. Slicer, Dayton, Ohio 937-223-1100
Miami County Probate #91652

Broker/Auctioneer - Jeff Lentz • Weigandt Real Estate L.T.D. • 937-538-0601
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