

REAL ESTATE PUBLIC AUCTION
ONLINE ONLY REAL ESTATE AUCTION
SLEEPY HOLLOW SUBDIVISION
BUILDING LOTS

Keel Drive

City of St.Marys, St.Marys Ohio

APRIL 16TH, 2024

Bidding Opens 6:00 Pm. April 9,2024

Bidding Closes 6:00 Pm April 16,2024

Multi Parcel Auction with extended Bidding

LOT #2 WOODED Building LOT.

Lots #12,#13,#14 Bare building Lots

(Note: Lot 14 is being sold with 8 less feet off of its Eastern side than what is shown in the Plat Map)

**View SLEEPY HOLLOW SUBDIVISION PLAT &
Declaration of Covenants, Conditions & Restrictions.**

Terms & Conditions @

www.weigandtrealstate.com

www.buckeyebid.com

Auctioneer's Note – Great opportunity to purchase building lots in Section 34 Noble Twp Auglaize County in the city of St. Marys Ohio. All streets, sewer and utility installations have been completed. This part of St. Marys is ready for new construction.

Special Note – Every lot must have a residential home constructed on each lot. Please see Sleepy Hollow Covenants, Conditions & Restrictions on our websites. Buyers must have received a building permit within 3 years from purchase date or the City will have the right to purchase the property back for the sale price.

Terms – Within 24 hours after the close of the auction, The successful bidder or bidders will deposit \$10,000 Nonrefundable deposit per Lot, in the form of cash, cashier's check, or personal check. The successful bidder or bidders will enter into an offer to purchase contract executed by Weigandt Real Estate LTD A 3% buyer's premium will be added to the final bid to determine the contract purchase price. Real Estate Sells with owner confirmation. Any inspections need to be made prior to the auction. Please Pre-Arrange financing.

Any statements made prior to the Auction will take precedence.

Agency – Weigandt Real Estate LTD & Buckeye Auctions & Remarketing, LLC are exclusive agents of the seller.

Real Estate Taxes – Taxes will be prorated to closing date on the building lots or lot.

10 Year TAX ABATEMENT No real estate taxes to be charged for 10 years on the residential home. New owners will be taxed on the lot only.

Owners – City of St. Marys Ohio

Listing Broker - Weigandt Real Estate LTD Todd Weigandt 937-538-0156

Auctioneer/Broker- Buckeye Auctions & Remarketing, LLC Jeff Lentz 937-538-0601

Weigandt Real Estate LTD.

www.weigandtrealstate.com

Buckeye Auctions & Remarketing, LLC

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