5255 West Pike, Falls Township, Muskingum County, OH.

Parcel #: 17-90-01-07-007 Lot size: 2.82 Acres

Current Real Estate Taxes: 2010.26 Per Year

PROPERTY INFORMATION

The real estate being sold is situated on US 40 west of Zanesville, OH. The 3-story stone home was built in 1830 and is on the historical registry. It offers 5400 sq. ft. (approx.) of finished area. There is a large detached summer kitchen. Public utilities, West Muskingum Local Schools. Annual real estate taxes: $2010.26

Real Estate Terms:

The real estate is being sold "AS IS, WHERE IS" without warranty or guarantee of any kind. Each potential buyer is encouraged to perform his/her own independent inspections, investigations, inquiries and due diligence concerning the described property.

If you are the successful bidder, A non-refundable down payment of $10,000.00 is required the day of the auction. Down payment must be in the form of Cashier's check, personal check with bank letter of guarantee or cash. Checks made payable to Lepi & Associates Trust.

Buyers Premium: A 10% buyer's premium will be added to the final bid creating the actual purchase price.

Purchase Agreement: The successful bidder shall execute a purchase agreement and all other documents associated with the auction including but not limited to Agency Disclosures, after being declared the winning bidder by the auctioneer. Please Note: The purchase agreement will offer no contingencies, including but not limited to financing.

Buyer & Seller will be responsible for customary closing costs issued by the title company. These Cost may include but not be limited to: a) preparation of a new deed, b) county auditor's conveyance fee, c) bring real estate taxes current to the day of closing, d**) TITLE** examination, e) owners/lenders title insurance, f) recording fee, g) real estate brokerage commission, i.) Survey if deemed necessary for the transfer of the title by the County Engineers Office, j) and all closing cost associated with the closing of this transaction WHETHER BY CASH OR BY FINANCING. Make sure to read purchase contract to see who is responsible for the above costs**.** NOTE: IN THIS AUCTION**,** The Seller will provide and pay for preparation of new deed, conveyance fee and the proration of real estate taxes.

Possession: Closing will take place within 30 days from the completion of the auction.

The Real Estate is NOT being sold "Subject to Financing." This means that before you bid at the auction, you should #1. Have enough cash reserves to close at the purchase price, OR #2 Have pre-arranged financing where both you, the purchaser AND the property in its "AS IS – WHERE IS" status are approved by your lender. If you do not have the cash, or if you are not sure that you and/or the property qualify for financing, it is recommended that you do not bid.

Agency Disclosure: Jeff Koehler, Auctioneer/Realtor is the selling agent AND represents the Seller in this transaction.

The real estate is being sold 'AS IS, WHERE IS, with NO WARRANTY expressed or implied. It is the responsibility of the buyer to determine the condition of the property and bid accordingly. Descriptions are believed to be accurate but not guaranteed.

Being marketed & auctioned by:

Jeff Koehler, Realtor/CAI Auctioneer, 740-819-8441 www.SEOhioAuctions.com

Brokerage: Lepi & Associates Real Estate Services