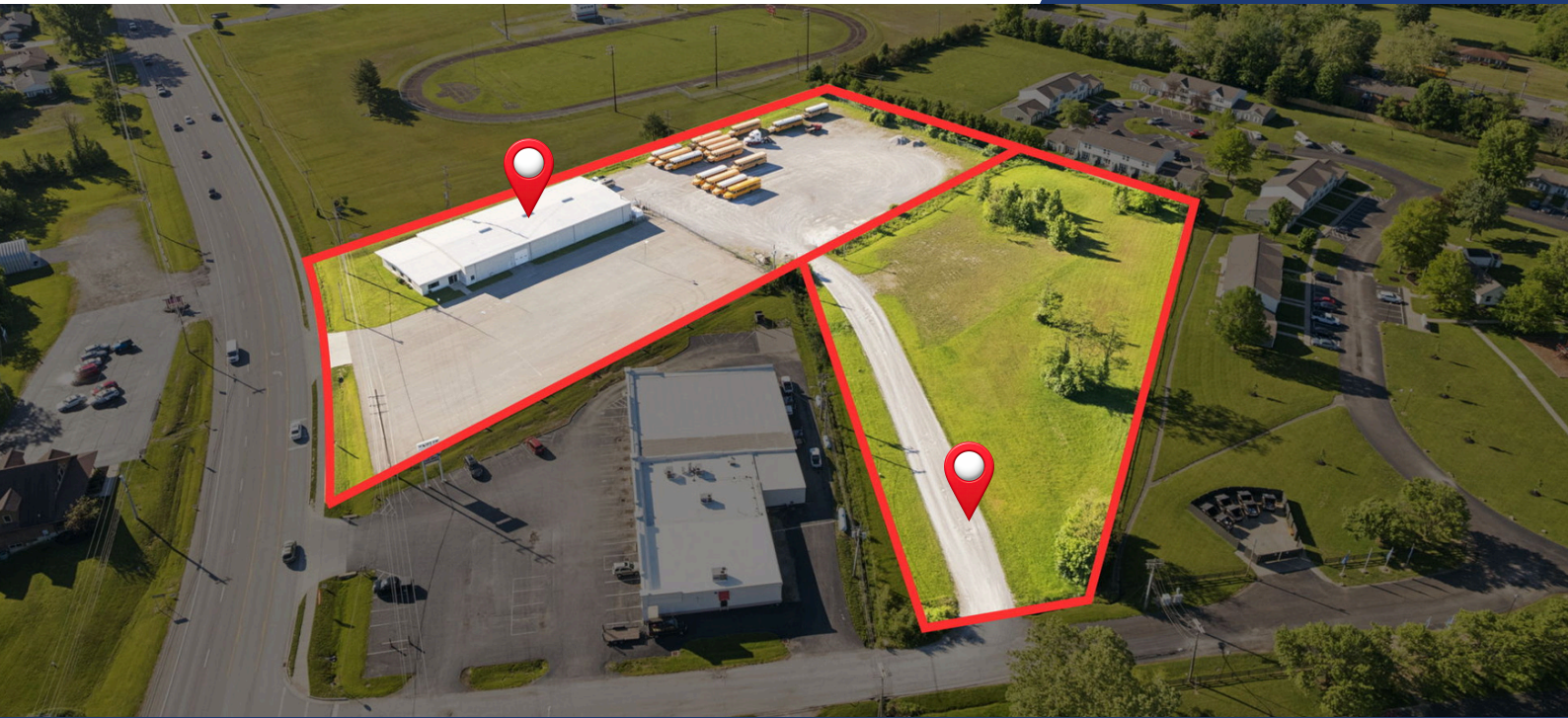


AUCTION

PROPERTY
INFORMATION
PACKAGE



THURSDAY, JUNE 25, 2026 AT 1:00 P.M
675 W. PLANE STREET, BETHEL, OH 45106

675 W. PLANE STREET, BETHEL, OH 45106
130 KELLI LANE, BETHEL, OH 45106

PREVIEW

JUNE 13, 2026 FROM
11:00 A.M. TO 1:00 P.M.
OR BY APPOINTMENT

SELLER

BETHEL-TATE LOCAL
SCHOOL DISTRICT

AUCTION CONDUCTED BY



Mike Towler
Auctioneer/Realtor®
(513) 309-7779
Jill C. Ring, Broker
(937) 213-3313



REAL ESTATE
(937) 378-3800



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ATTENTION PROSPECTIVE BIDDERS

ALL INFORMATION CONTAINED IN THIS AND OTHER ADVERTISEMENTS WAS OBTAINED FROM SOURCES BELIEVED TO BE ACCURATE. HOWEVER, NO WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED, IS INTENDED OR MADE. ALL PURCHASERS MUST INDEPENDENTLY INVESTIGATE AND CONFIRM ANY INFORMATION OR ASSUMPTIONS ON WHICH ANY BID IS BASED. NEITHER RING REAL ESTATE, MIKE TOWLER NOR SELLERS SHALL BE LIABLE FOR ANY ERRORS OR THE CORRECTNESS OF INFORMATION.

PROPERTY SOLD "AS IS, WHERE IS, WITH ALL FAULTS." PROSPECTIVE BIDDERS SHOULD VERIFY ALL INFORMATION. THE PROPERTY IS OFFERED FOR SALE TO QUALIFIED PURCHASERS WITHOUT REGARD TO PROSPECTIVE PURCHASER'S RACE, COLOR, RELIGION, SEX, MARITAL STATUS OR NATIONAL ORIGIN. THE PROPERTY AND IMPROVEMENTS WILL BE SOLD "AS IS" WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, INCLUDING ANY REPRESENTATIONS REGARDING ENVIRONMENTAL CONDITIONS AFFECTING THE PROPERTY.

THE REAL PROPERTY SHALL BE SOLD FREE AND CLEAR OF LIENS, BUT SUBJECT TO CONDITIONS, RESTRICTIONS, RIGHTS-OF-WAY, EASEMENTS, AND RESERVATIONS, IF ANY, OF RECORD; SUBJECT TO THE RIGHTS, IF ANY OF TENANTS-IN-POSSESSION, UNDER LAW. NEITHER RING REAL ESTATE, MIKE TOWLER, NOR THE SELLERS MAKE OR HAS MADE ANY REPRESENTATION OR WARRANTY WITH RESPECT TO THE ACCURACY, CORRECTNESS, COMPLETENESS, CONTENT, OR MEANING OF THE INFORMATION CONTAINED HEREIN.

ANY DECISION TO PURCHASE OR NOT TO PURCHASE IS THE SOLE AND INDEPENDENT BUSINESS DECISION OF THE POTENTIAL PURCHASER. NO RECOURSE OR CAUSE OF ACTION WILL LIE AGAINST ANY OF THE ABOVEMENTIONED PARTIES SHOULD PURCHASER BECOME DISSATISFIED WITH ITS DECISION, WHATEVER IT MAY BE, AT A LATER DATE.

675 W. PLANE STREET BETHEL, OH 45106

AUCTION DATE:

June 25, 2026 at
1:00 P.M.

PREVIEW DATE:

June 13, 2026 from
11:00 A.M. to 1:00 P.M. or
By Appointment



675 W. PLANE STREET

DESCRIPTION

12,500 +/- sq. ft. freestanding commercial building strategically positioned on 3.59 +/- acres in a high-visibility, high-traffic location offering outstanding exposure for your business. This versatile property features a functional combination of professional office space and expansive garage/shop area, providing flexibility for a wide range of commercial operations.

The office area offers an ideal setup for administrative functions, customer reception, private offices, and daily operations, while the garage/shop space is well-suited for service bays, storage, equipment housing, or production needs.

Excellent opportunity for an automotive repair facility, wrecker/towing service, fleet operations, contractor headquarters, warehouse distribution, or light manufacturing use. Ample access, strong street presence, and a highly desirable commercial location make this a prime investment or owner-user opportunity.

- 12,510 +/- sq. ft. freestanding commercial building
 - 4,250 +/- sq. ft. front office area includes a reception lobby, ten offices, conference room, two restrooms, storage and a kitchenette. Serviced by public water and sewer. The office area has natural gas heat forced air heat and central air.
 - 8,250 +/- sq. ft. garage area heated with a 14 ft. door and 12 ft. overhead door. Two walkout doors approx. 16' ceiling height. Also includes a small office, two restrooms, and a kitchenette/break room.
- Serviced by public water, sewer, and natural gas
- Three-phase 200 amp electric
- Zoned B2 - Village of Bethel [CLICK HERE FOR BETHEL ZONING INFORMATION](#)
- 2025 Average Annual Daily Traffic Count per Ohio Department of Transportation on W. Plane Street is 18,904 [CLICK HERE FOR ODOT TRAFFIC COUNT INFORMATION](#)
- Site is improved with chain-link fence enclosing the rear of the property and rear gravel parking. Paved parking with approx. 84 parking spaces

UTILITIES

- Water - Village of Bethel
- Sewer - Clermont County Water & Sewer
- Natural Gas - Duke Energy
- Internet - Cincinnati Bell Altafiber

FLOOR PLAN

675 W. PLANE STREET



FLOOR PLAN

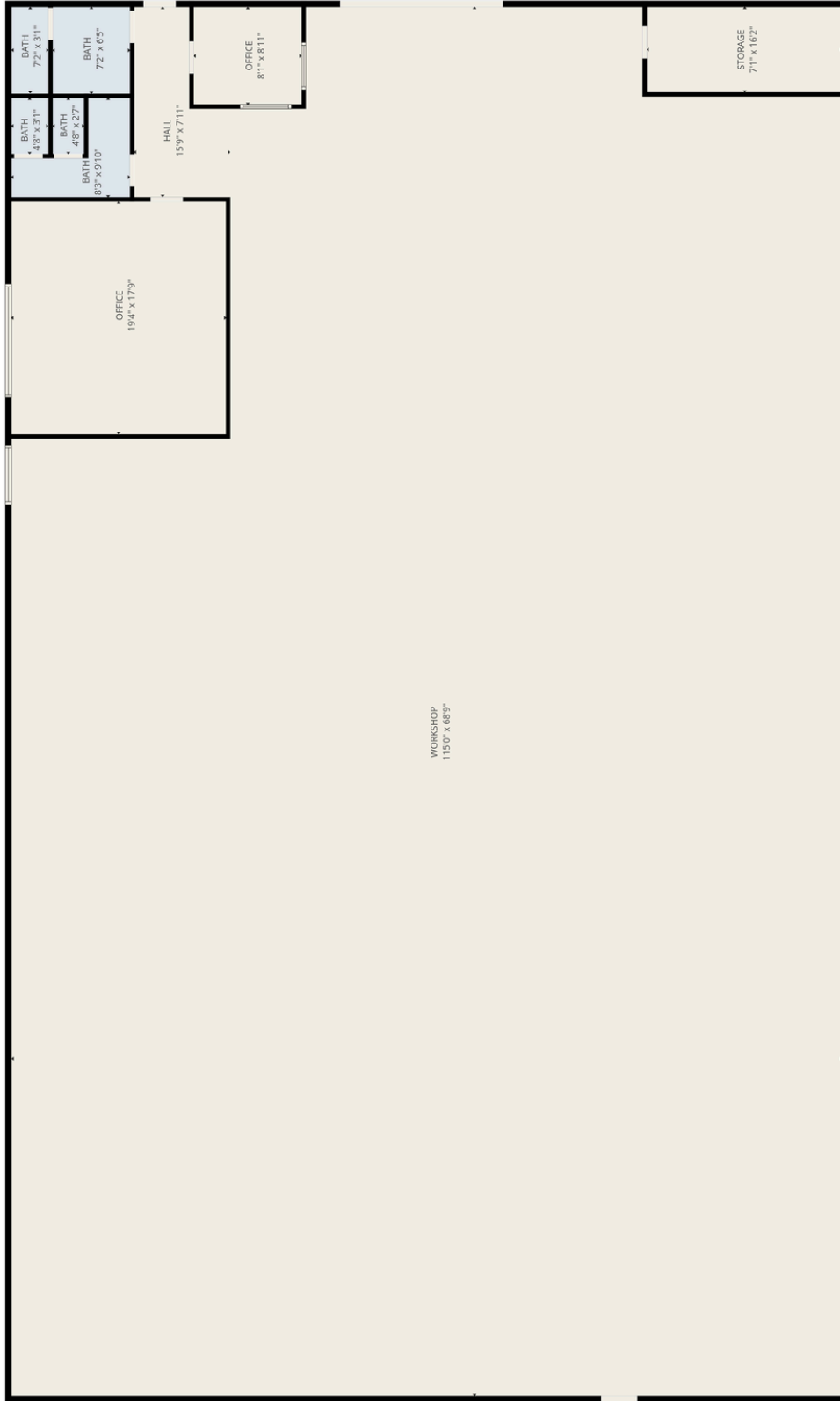


PHOTO GALLERY

675 W. PLANE STREET



PHOTO GALLERY

675 W. PLANE STREET



PHOTO GALLERY

675 W. PLANE STREET



PHOTO GALLERY

675 W. PLANE STREET

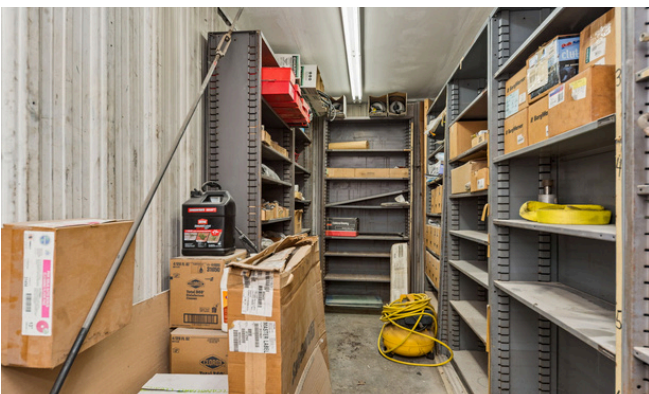
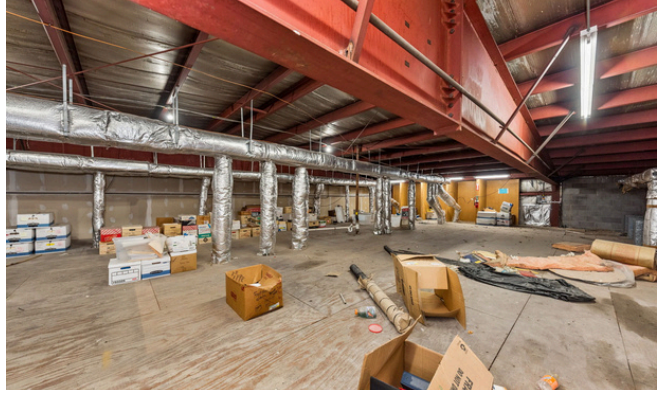


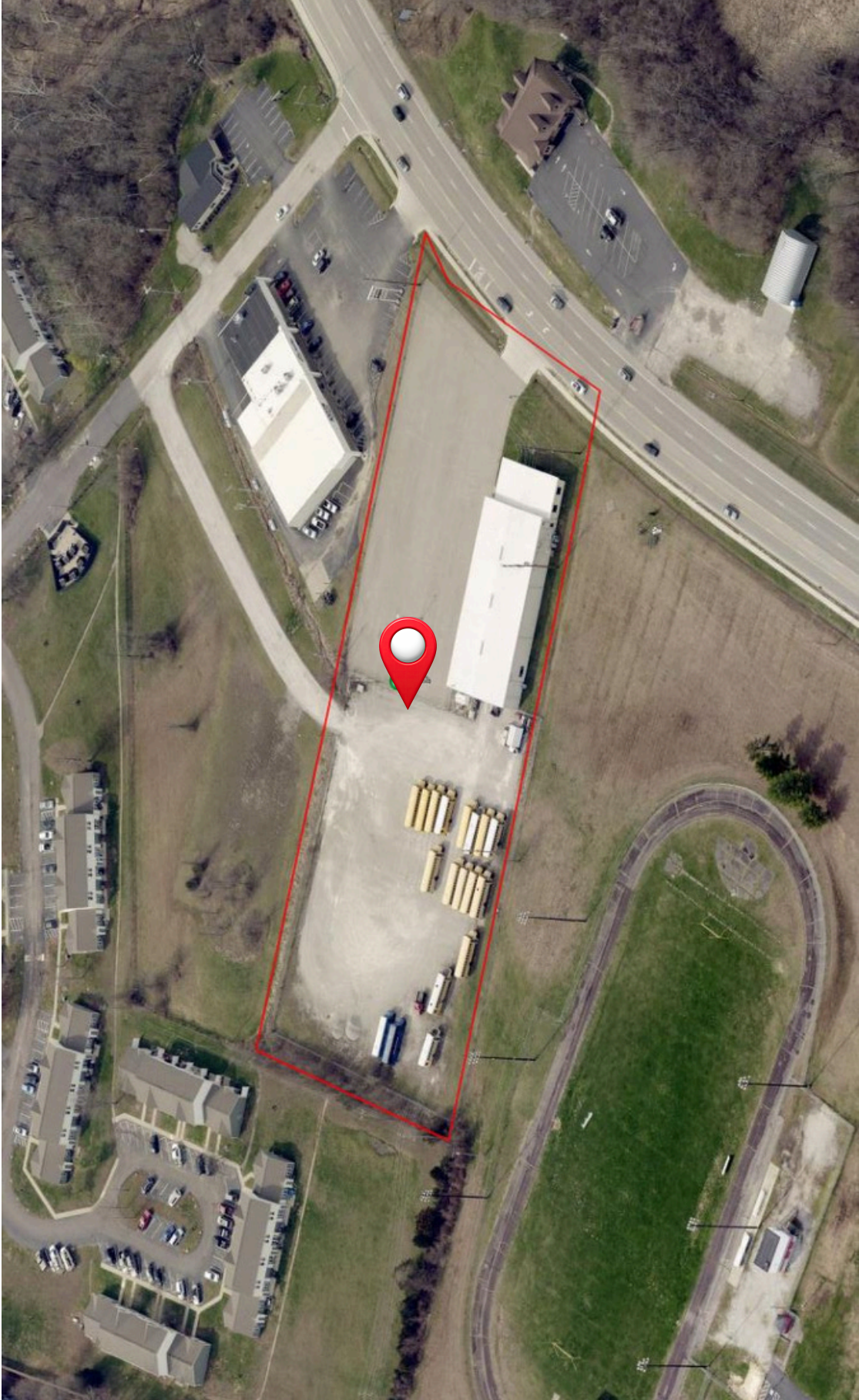
PHOTO GALLERY

675 W. PLANE STREET



AERIAL

675 W. PLANE STREET



TAX INFORMATION

Clermont County, OH

Property Report Card

Auditors Office

PROFILE

Parcel: 360322.111. **Land Use Code:** 650
Alternate ID: **LUC Description:** EXEMPT
Address: 675 W PLANE ST **District:** 36
Owner: BOARD OF EDUCATION OF **NBHD:** C3103000
BETHEL TATE LOCAL SCHOOL DISTRICT **Tax District:** TATE TWP-BETHEL V/B-TATE
LSD
Mailing: 675 W PLANE ST **Land Acres:** 3.59
BETHEL OH 45106
Description: BETHEL VILL LAND

VALUE SUMMARY

Appraised Land: 219900	Assessed Land: 76970
Appraised Building: 305100	Assessed Building: 106790
Total: 525000	Assessed Total: 183760

PRIMARY RESIDENTIAL CARD

Card:	Basement:	Fireplace Pref.:
Stories:	Square Feet:	Basement Gar.:
Construction:	HT/AC:	Fireplace OP/ST:
Style:	Fuel:	Grade:
Year Built:	Attic:	Cond (CDU):
Year Remod.:	Fin Basement:	% Complete:
Total Rooms:	Rec Room:	Family Room:
Bedrooms:	Half Bath:	
Full Bath:		

COMMERCIAL CARD

Year Built: 1967 **Gross Flr. Area:** 14960
Eff. Yr. Built: 1985
Units:

SALES HISTORY

Date	Book-Page	Seller	Buyer	Amount
22-FEB-2008	2110--177	HOLMAN BROS REAL ESTATE	BOARD OF EDUCATION OF	
25-MAR-1996	--	HOLMAN ERIC L ET AL	HOLMAN BROS REAL ESTATE	
20-MAR-1991	--			425,000
20-MAR-1991	--			310,000

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Page 1 of 2

675 W. PLANE STREET

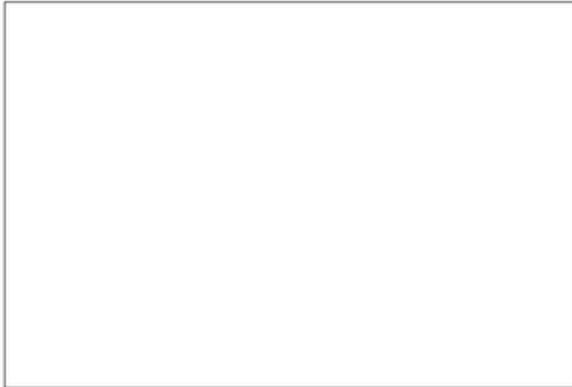
TAX INFORMATION

Clermont County, OH

Property Report Card

Auditors Office

MAP

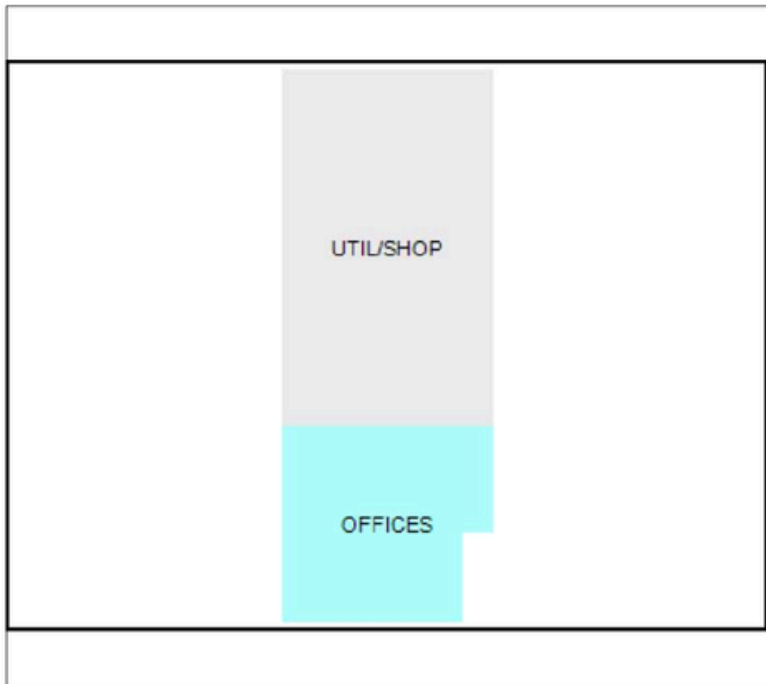


PHOTO



360322.111. 01/24/2019

SKETCH



Sketch Legend

- 1 OFFICES - 053:OFFICES 4250 Sq. Ft.
- 3 UTIL/SHOP - 093:UTILITY/SHOP 8260 Sq. Ft.
- 2 MLTI STORAGE - 084:MULTI USE STORAGE 2450 Sq. Ft.
- 1 OVRHD DR - OD1:OVERHEAD DR-WOOD/MTL 144 Sq. Ft.
- 1 - ASPHALT OR BLACKTOP PAVING 40000 Sq. Ft.
- 2 FENCE CHLK - WA1:FENCE CHAIN LINK 1070 Sq. Ft.
- 2 OVRHD DR - OD1:OVERHEAD DR-WOOD/MTL 196 Sq. Ft.

LEGAL DESCRIPTION

Recorded in Book 2110 Page 177-178 of the Clermont County Official Records

Parcel I:

Situated in Breckenridge Military Survey No. 2373, Tate Township, Clermont County, Ohio, and more particularly described as follows:

Beginning at a point in the center of State Route 125 as it now exists, said point being the northeast corner of the lands of Richard Wirthlin and also the western most corner of the corporate limits of the Village of Bethel; thence along the west corporation line of the Village of Bethel S. 7°08' W. 600.00 feet to a point; thence N. 82°52' W. 250.00 feet to a point; thence N. 7°08' E. 671.55 feet to a point in Wirthlin's north line, said point being also in the south side of the paved limits of State Route 125 as it now exists; thence along State Route 125 S. 45°03' E. 51.05 feet to a point and S. 72°00' E. 213.50 feet to the point of beginning; the same containing 3.59 acres more or less and subject to legal highway easements and the following easement to Richard Wirthlin for utility purposes:

A strip of land 30.00 feet wide south of and parallel to the south right of way of S.R. 125 over and for the entire width of the land described herein and a 30.00 ft. wide strip of land west of and parallel to the east line over and for the entire length of the land described herein.

Being the property conveyed to Eric L. Holman, Mark C. Holman and Greg A. Holman by deed recorded in Volume 84, page 513 of the Clermont County Official Records; and further conveyed to HOLMAN BROS REAL ESTATE, an Ohio general partnership, by deed recorded in Volume 738, page 704 of the Clermont County Official Records.

TAX PARCEL NO. 36-03-22-111

200800004344
Filed for Record in
CLERMONT COUNTY, OH
CARDLYN GREEN
02-22-2008 AF 04:01 PM

675 W. PLANE STREET

130 KELLI LANE BETHEL, OH 45106

**2.19 +/- ACRES
VACANT LAND**

[AUCTION DATE:](#)

**June 25, 2026 at
1:00 P.M.**

[PREVIEW DATE:](#)

**June 13, 2026 from
11:00 A.M. to 1:00 P.M. or By Appointment**



130 KELLI LANE

[DESCRIPTION](#)

Prime 2.19 +/- acre commercial development opportunity conveniently located just off State Route 125 with excellent accessibility and strong growth potential. This level, usable parcel offers public water and sewer available at the road, making it an attractive site for immediate or future development.

Ideal for a professional office building, medical or service-related business, retail use, or potential multi-family residential development (subject to zoning and approvals). Positioned in a desirable corridor with convenient access to surrounding communities, this property offers the visibility, infrastructure, and flexibility investors and owner-users are seeking.

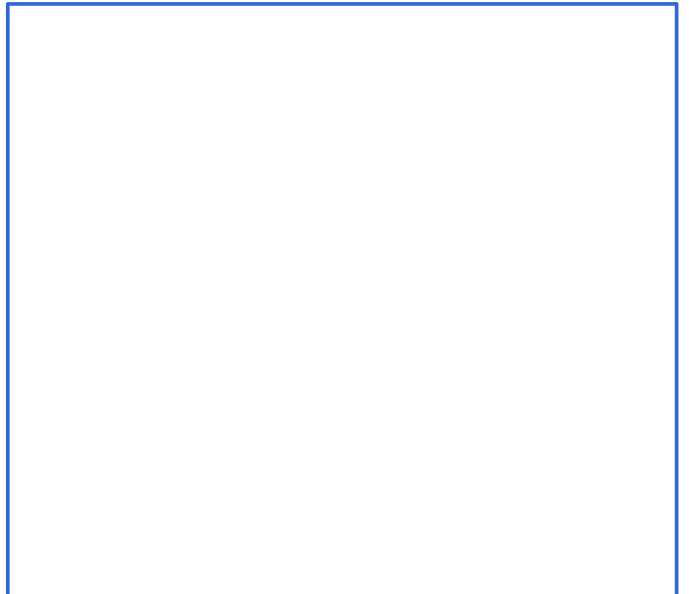
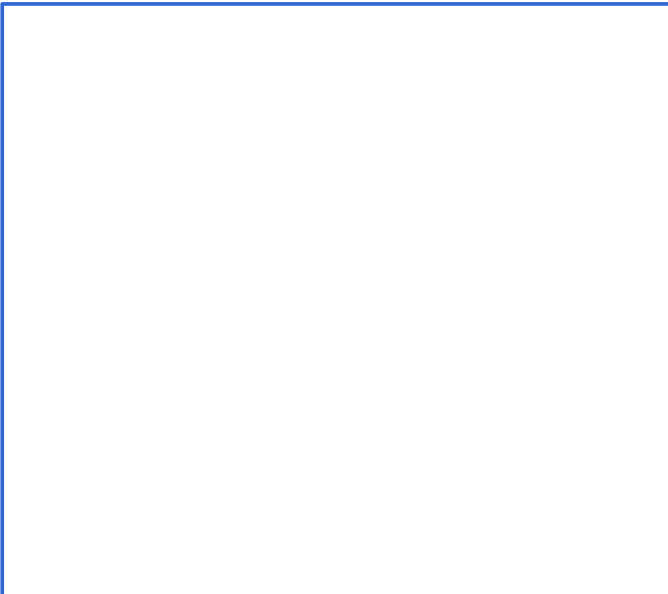
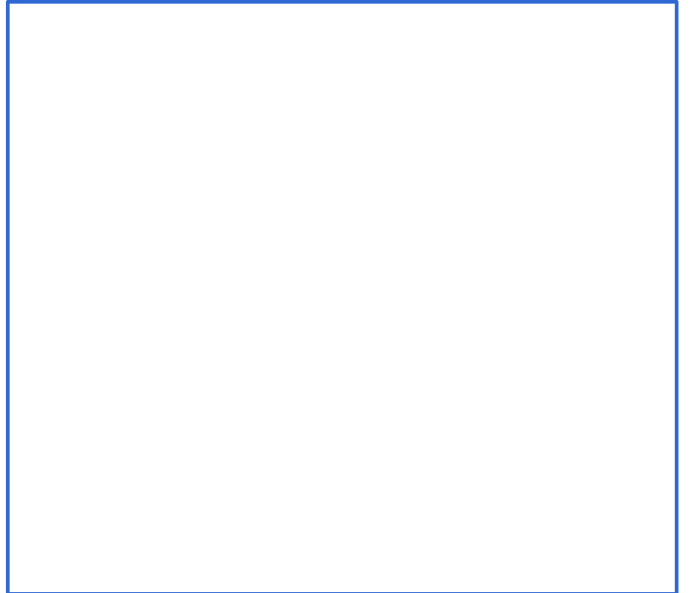
- Public water and sewer are available at the road
- Zoned B2 - Village of Bethel [CLICK HERE FOR BETHEL ZONING INFORMATION](#)

[UTILITIES](#)

- Water - Village of Bethel
- Sewer - Clermont County Water & Sewer
- Internet - Cincinnati Bell Altafiber

PHOTO GALLERY

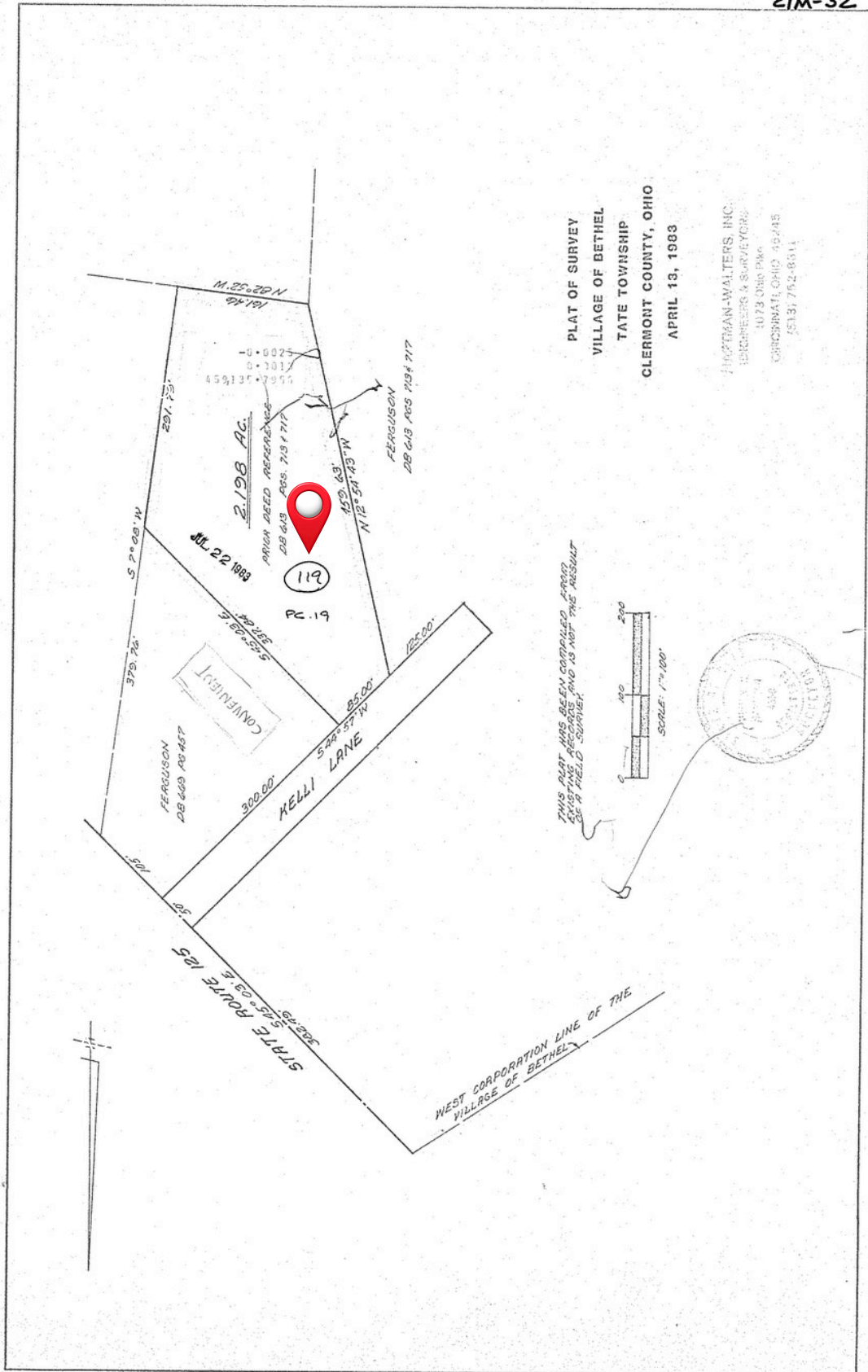
130 KELLI LANE



PLAT

21M-32

130 KELLI LANE



PLAT OF SURVEY
VILLAGE OF BETHEL
TATE TOWNSHIP
CLERMONT COUNTY, OHIO
APRIL 13, 1983

HUGHMAN-WALTERS, INC.
SURVEYORS & SURVEYORS
4073 Ohio Pike
CINCINNATI, OHIO 45245
513.775.2811

THIS PLAT HAS BEEN COMPILED FROM AUSTRIAN RECORDING IS NOT THE RESULT OF A FIELD SURVEY.



AERIAL

130 KELLI LANE



TAX INFORMATION

Clermont County, OH

Property Report Card

Auditors Office

PROFILE

Parcel:	360322.119.	Land Use Code:	650
Alternate ID:		LUC Description:	EXEMPT
Address:	130 KELLI LN	District:	36
Owner	BOARD OF EDUCATION OF BETHEL TATE LOCAL SCHOOL DISTRICT	NBHD:	C3103000
Mailing	675 W PLANE ST	Tax District:	TATE TWP-BETHEL V/B-TATE LSD
	BETHEL OH 45106	Land Acres:	2.19
Description:	BETHEL VILL LAND		

VALUE SUMMARY

Appraised Land:	54800	Assessed Land:	19180
Appraised Building:	0	Assessed Building:	0
Total:	54800	Assessed Total:	19180

PRIMARY RESIDENTIAL CARD

Card:	Basement:	Fireplace Pref.:
Stories:	Square Feet:	Basement Gar.:
Construction:	HT/AC:	Fireplace OP/ST:
Style:	Fuel:	Grade:
Year Built:	Attic:	Cond (CDU):
Year Remod.:	Fin Basement:	% Complete:
Total Rooms:	Rec Room:	Family Room:
Bedrooms:	Half Bath:	
Full Bath:		

COMMERCIAL CARD

Year Built:	Gross Flr. Area:
Eff. Yr. Built:	
Units:	

SALES HISTORY

Date	Book-Page	Seller	Buyer	Amount
22-FEB-2008	2110--177	HOLMAN BROS REAL ESTATE	BOARD OF EDUCATION OF	
21-JUL-1999	--	HOLMAN BROTHERS REAL	HOLMAN BROS REAL ESTATE	
21-JUL-1999	--		HOLMAN BROTHERS REAL ESTATE	
13-NOV-1997	--	BURCH VERNON	HOLMAN ERIC L &	50,000
07-NOV-1995	--		BURCH VERNON	50,000

Printed on 4/7/2026 10:17:25 AM

Page 1 of 3

130 KELLI LANE

LEGAL DESCRIPTION

Recorded in Book 2110 Page 177-178 of the Clermont County Official Records

Parcel II:

DEED 28.00
OR Book 2110 Page 177 -

Situated in Tate Township, Clermont County, State of Ohio, Village of Bethel, and being more particularly described as follows:

Beginning at a point in State Route 125, said point being S. 45°03' E. a distance of 432.49 feet from the intersection of the centerline of State Route 125 and the west corporation line of the Village of Bethel; thence leaving the centerline of State Route 125 and with the east right-of-way line of Kelli Lane S. 44°57' W. a distance of 300.00 feet to a point and the real place of beginning for this description of property; thence leaving said right-of-way line S. 45°03' E. a distance of 337.84 feet to a point; thence S. 7°08' W. a distance of 291.79 feet to a point; thence N. 82°52' W. a distance of 161.46 feet to a point; thence N. 12°54' 43" W. a distance of 459.63 feet to a point in the east right-of-way line of Kelli Lane; thence with said right-of-way line N. 44°57' E. a distance of 85.00 feet to the place of beginning. CONTAINS 2.198 acres of land, more or less.

BEING the result of a survey and plat prepared in April, 1982 by Melvin D. Hartman, Registered Surveyor No. 4353.

BEING the property conveyed to HOLMAN BROS REAL ESTATE, an Ohio general partnership, by deed recorded in Volume 1214, page 1814 of the Clermont County Official Records.

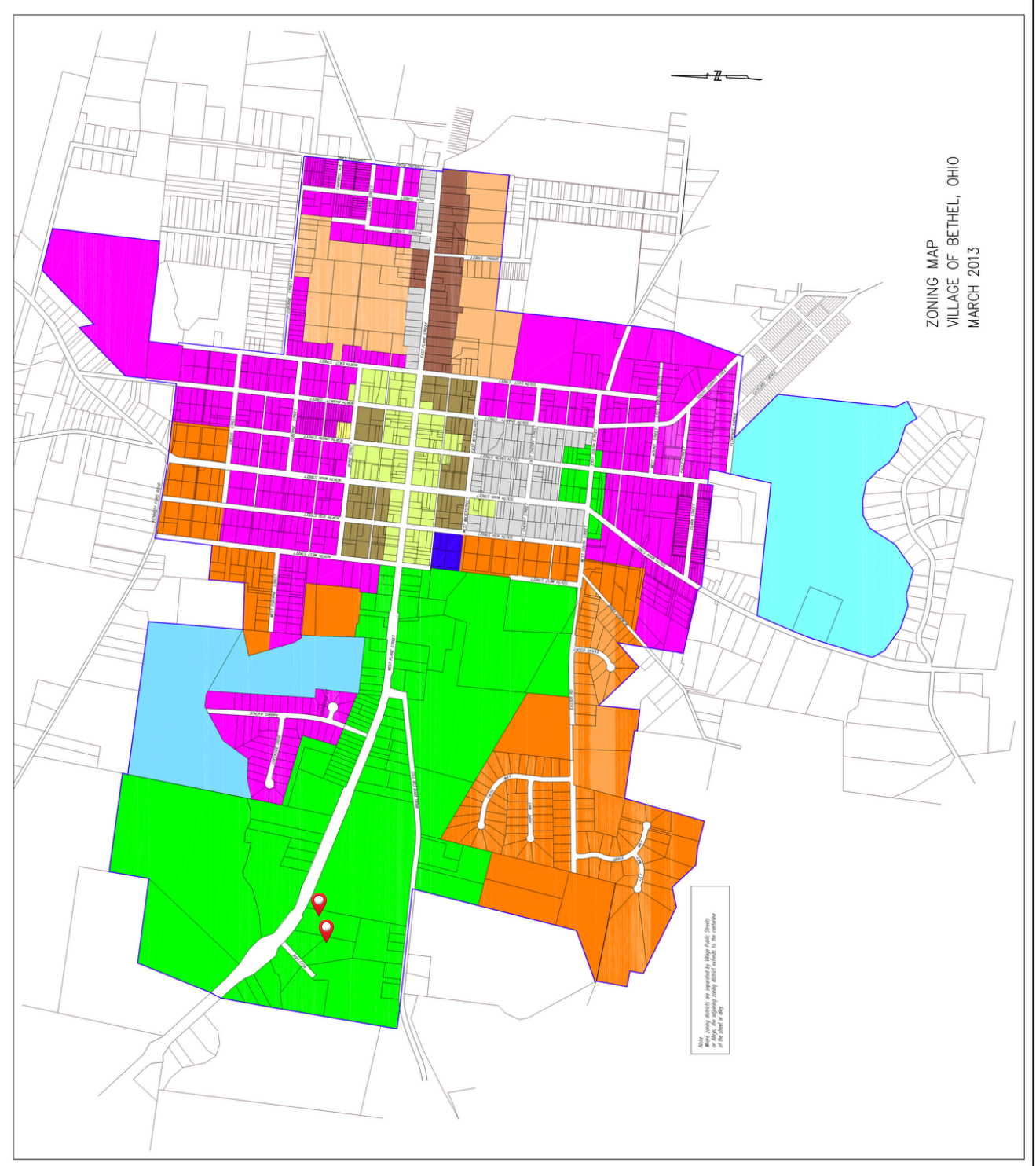
TAX PARCEL NO. 36-03-22-119

130 KELLI LANE

ZONING MAP - VILLAGE OF BETHEL

ZONING INFORMATION

J. D. STINE, P.E. & ASSOCIATES, INC. LICENSED PROFESSIONAL ENGINEER 10000 WILSON AVENUE SUITE 100 BETHEL, OHIO 44818 (419) 744-8111 FAX	REVISIONS / SUBMISSIONS NO. DATE 001 05/23/2013	THE VILLAGE OF BETHEL - ZONING MAP	SCALE: _____ DATE: _____	27102-005

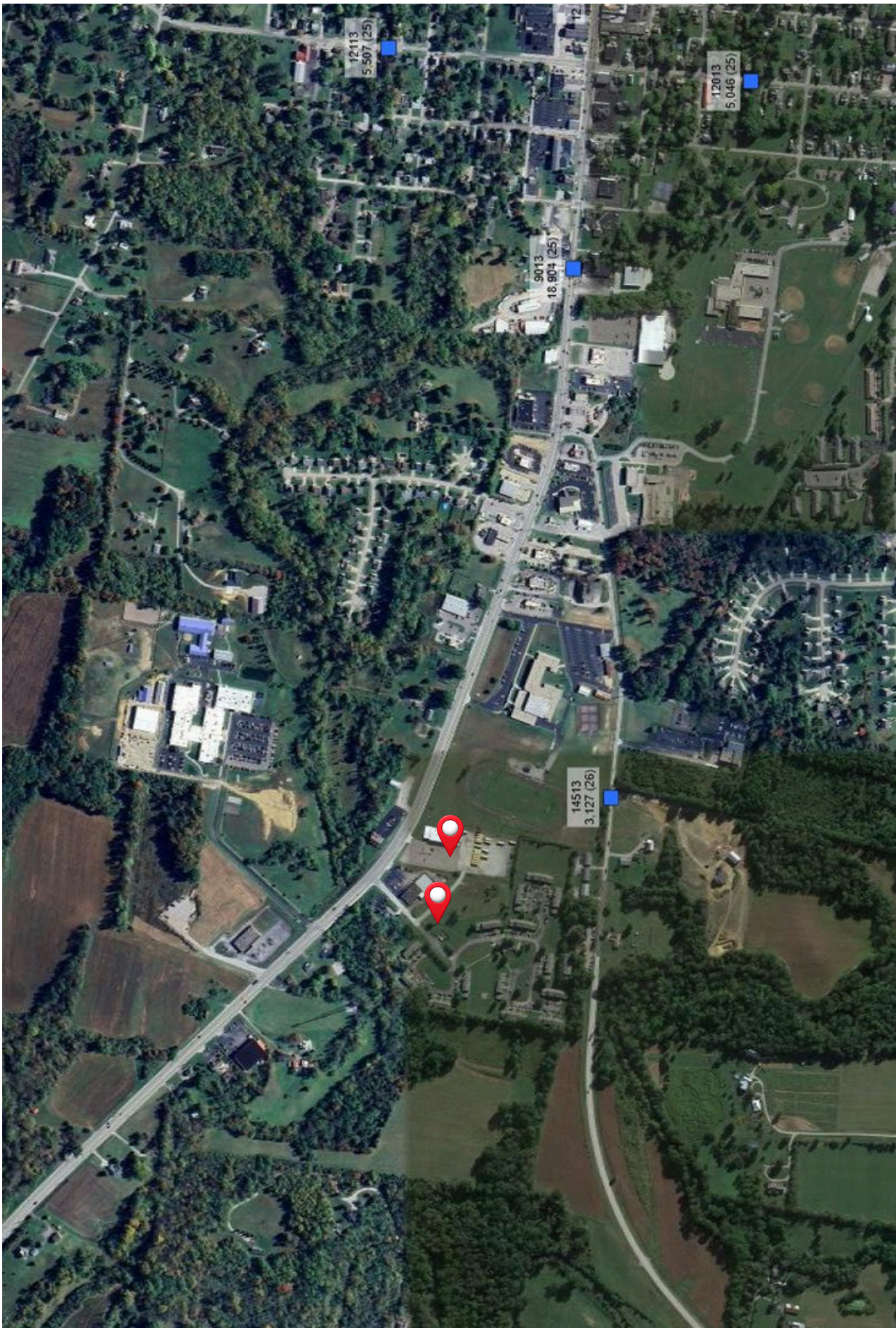


ZONING MAP
 VILLAGE OF BETHEL, OHIO
 MARCH 2013

NOTE:
 Where zoning districts are separated by Village Public Streets,
 the zoning district on the other side of the street controls in the absence
 of the front or side.

- LEGEND**
- R1
 - R2
 - R2 (1P/0)
 - R3
 - R3 (1P/0)
 - R3 (1P=1)
 - R4
 - R4 (1P/0)
 - B1
 - B2
 - IP
 - PA
 - PO

TRAFFIC COUNT DATA



TRAFFIC COUNT

TRAFFIC COUNT DATA

AADT & Counts

ID: 9013
W PLANE ST
BETHEL/CLERMONT

Table [Graph](#)

Select a tile for additional data.

Direction: 2-WAY Year: 2025 AADT: 18,904 PA: 18,264 (97%) BC: 640 (3%)	Direction: EB Year: 2025 AADT: 9,254 PA: 8,905 (96%) BC: 349 (4%)	Direction: WB Year: 2025 AADT: 9,651 PA: 9,364 (97%) BC: 287 (3%)
Direction: 2-WAY Year: 2024 AADT: 18,625 PA: 17,994 (97%) BC: 631 (3%)	Direction: EB Year: 2024 AADT: 9,117 PA: 8,773 (96%) BC: 344 (4%)	Direction: WB Year: 2024 AADT: 9,508 PA: 9,225 (97%) BC: 283 (3%)
Direction: 2-WAY Year: 2023 AADT: 18,278 PA: 17,659 (97%) BC: 619 (3%)	Direction: EB Year: 2023 AADT: 8,947 PA: 8,609 (96%) BC: 338 (4%)	Direction: WB Year: 2023 AADT: 9,331 PA: 9,053 (97%) BC: 278 (3%)
Direction: 2-WAY Year: 2022 AADT: 18,032 PA: 17,768 (99%) BC: 264 (1%)	Direction: EB Year: 2022 AADT: 8,850 PA: 8,695 (98%) BC: 155 (2%)	Direction: WB Year: 2022 AADT: 9,182 PA: 9,070 (99%) BC: 112 (1%)
Direction: 2-WAY Year: 2021 AADT: 18,032 PA: 17,768 (99%) BC: 264 (1%)	Direction: EB Year: 2021 AADT: 8,850 PA: 8,695 (98%) BC: 155 (2%)	Direction: WB Year: 2021 AADT: 9,182 PA: 9,070 (99%) BC: 112 (1%)
Direction: 2-WAY Year: 2020 AADT: 16,129 PA: 15,893 (99%) BC: 236 (1%)	Direction: EB Year: 2020 AADT: 7,916 PA: 7,777 (98%) BC: 139 (2%)	Direction: WB Year: 2020 AADT: 8,213 PA: 8,113 (99%) BC: 100 (1%)
Direction: 2-WAY Year: 2019 AADT: 17,583 PA: 16,100 (92%) BC: 1,483 (8%)	Direction: EB Year: 2019 AADT: 8,650 PA: 7,804 (90%) BC: 846 (10%)	Direction: WB Year: 2019 AADT: 8,933 PA: 7,896 (88%) BC: 1,037 (12%)
Direction: 2-WAY Year: 2018 AADT: 17,392 PA: 15,925 (92%) BC: 1,467 (8%)	Direction: EB Year: 2018 AADT: 8,556 PA: 7,719 (90%) BC: 837 (10%)	Direction: WB Year: 2018 AADT: 8,836 PA: 7,810 (88%) BC: 1,026 (12%)
Direction: 2-WAY Year: 2017 AADT: 17,305 PA: 15,845 (92%) BC: 1,460 (8%)	Direction: EB Year: 2017 AADT: 8,513 PA: 7,679 (90%) BC: 834 (10%)	Direction: WB Year: 2017 AADT: 8,792 PA: 7,770 (88%) BC: 1,022 (12%)
Direction: 2-WAY Year: 2016 AADT: 15,612 PA: 15,072 (97%) BC: 540 (3%)	Direction: EB Year: 2016 AADT: 7,903	Direction: WB Year: 2016 AADT: 7,709

TRAFFIC COUNT



TERMS AND CONDITIONS

TERMS: 10% deposit of the purchase price is due the day of auction. The remaining balance of the purchase price will be due within 30 days from the date of the auction. Your financing needs to be secured before the closing date. The **DEPOSIT IS NON-REFUNDABLE** upon acceptance of the contract by the Sellers.

AUCTION METHOD: This sale is subject to the seller's confirmation. The properties will be offered individually and then in their entirety. The sale format resulting in the highest net proceeds to the Seller will determine the final method of sale.

AGENT FOR THE SELLER: The Auctioneer is representing the Seller exclusively in this auction transaction

DUE DILIGENCE: It is your responsibility to obtain and read the Property Information Package relating to the property being sold at this auction, as well as any and all other information made available on the Ring Real Estate website relating to this auction and the property being sold at this auction. You acknowledge and represent that you have done so. Notwithstanding the foregoing, you also acknowledge and agree that the sale pursuant to this auction is being made on an "as-is, where-is" basis, with no representations or warranties of any kind, expressed or implied, by the Seller, Auctioneer, Ring Real Estate, and their respective agents and representatives. You further acknowledge that any information contained in the Property Information Package or otherwise obtained through the Ring Real Estate's website or directly or indirectly from the Auctioneer and/or the Seller is being presented to the best of the Auctioneer's and the Seller's actual knowledge without independent verification. Therefore, it is your sole and exclusive responsibility to inspect the property; review the documents relating to the property; assess the accuracy and completeness of the information contained in the Property Information Package and any such other documents; and independently verify and confirm any estimates, projections, or assumptions relating thereto, none of which may be considered to be guarantees. In connection therewith, you have the sole and exclusive responsibility to select and consult with all professional advisors of your choosing in determining whether to bid at this auction. You acknowledge that you have relied exclusively on your own investigation and determinations and the advice of your own professional advisors, and expressly represent that you have not relied upon any information provided by the Seller, Auctioneer, Ring Real Estate, and their respective agents and representatives in any way, whether through the Property Information Package or other documents, through the Auctioneer's website, or by any oral, written, or electronic communications with the Seller, Auctioneer, Ring Real Estate, and their respective agents and representatives, or otherwise.

NO CONDITIONS OR CONTINGENCIES: Without limiting the generality of the foregoing, you acknowledge and agree (i) that the completion of the sale following the conclusion of the auction is not contingent upon any inspection or verification of any such information, and the Closing Date or Closing Time (as defined below) will not be extended in order to permit any such inspection or review; (ii) that neither the Seller nor the Auctioneer nor any broker participating in the transaction to which this auction relates shall have any liability for any relief, including damages of any kind, rescission or reformation of the Purchase Contract (as defined below) or adjustment to the terms of the Purchase Contract based upon any failure of the property to conform to any description contained in the Property Information Package, or to any standard or any expectation that you may have in connection with the property; and (iii) that the completion of the sale is not subject to any financing or other contingency of any sort. You represent and warrant that by registering to bid and bidding during this auction, you have conducted all necessary investigations, and have determined to place a bid relying solely on your own independent investigation or verification of material facts concerning the sale and the suitability of the property for your intended use if you are the successful bidder.

PROPERTY SOLD "AS IS, WHERE IS, WITH ALL FAULTS" WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND: The Property shall be sold subject to all conditions, restrictions, right-of-way easements, and reservations, if any, of record, filed and unfiled mechanics and materialmen's liens, if any, and all other matters of record taking priority, subject to the rights, if any, of tenants-in-possession, and further subject to all conditions announced at sale; and confirmation of the sale by the Seller. The property, and all the improvements to the property, if any, shall be conveyed in "as is" condition and without warranty of any kind, including any warranty as to the physical condition, extent of zoning, or environmental conditions (including, without limitation, the existence of radon gas, formaldehyde gas, airborne asbestos fibers, toxic chemicals, underground storage tanks, lead, mold or other pollutants in the soil, air or water).

ALL BIDDING IS OPEN TO THE PUBLIC: You can place a bid verbally or by raising your hand to attract the attention of the auctioneer or one of the bidding assistants. Auction staff will be more than glad to assist you with any questions.

MATHEMATICAL ERRORS: The auctioneer retains the right to correct any mathematical calculation errors of bid price included in the contract, before closing.

BUYER'S PREMIUM: A five percent (5%) buyer's premium will be added to the successful hammer price and is payable by the purchaser as part of the total purchase price.

POSSESSION: of land will be at closing. Possession of the building will be 15 days after closing.

DISPUTES: If any dispute arises between or among bidders, the decision of the Auctioneer shall be final and absolute.

TERMS AND CONDITIONS

DEED: General Warranty Deed, free and clear of all encumbrances except those stated in the purchase agreement, shall give a MARKETABLE AND INSURABLE TITLE. (Title opinion to be paid by the Buyer.)

TITLE: In the event a title defect is found the Sellers will have an additional ninety (90) days to correct the title defect. If after the additional ninety (90) days a MARKETABLE AND INSURABLE TITLE cannot be delivered; Buyer shall be released from the contract and all monies refunded. No obligation shall remain under this contract for Buyer or Sellers.

CLOSING COSTS: The buyer will incur the standard closing costs, as would be the case through any purchase of real estate in the State of Ohio. Sellers will pay for deed preparation and deed transfer tax. Property taxes will be prorated to the day of closing.

BUYERS' SALE PROCEEDS: All proceeds due from the Buyer at closing shall be in the form of payment required by the closing title company/attorney.

FAILURE TO CLOSE: In the event the Buyer fails to close and pay their balance when due, Sellers reserve all rights allowed by law, including a suit for damages, specific performance, or cancellation of the sale, with the Sellers to retain the earnest money deposit. Any action taken after default shall be solely at the Sellers' option, with all costs incurred by Sellers being paid by the Buyer.

MEASUREMENTS & INFORMATION: All measurements, acreage, and sq. ft. are approximate with no guarantee of accuracy. Be advised that the information contained herein is to the best knowledge of the provider or was compiled from Public Information and is provided to you without warranties or representations of any kind, and the property is offered as is, where is, with all faults, and that no warranties or representations are made in connection with the property whatsoever.

All bidders at this auction agree they have read and fully understand these terms and conditions and agree to be bound thereby.

ANY ANNOUNCEMENTS MADE BY THE AUCTIONEER ON THE DAY OF THE SALE TAKE PRECEDENCE OVER ANY PRINTED MATERIALS