

FARM LAND AUCTION 281 ACRES 2 TRACTS

MONDAY MAY 23, 2016



SHOWN BY APPOINTMENT ONLY!

Call Mike Brown, Auctioneer

513-532-9366

mike@mikebrownauctioneer.com

4% BUYERS PREMIUM

Owners: CJJ Investments LLC

AUCTIONEERS NOTE: All tillable crop land has been leased for 2016 and seller reserves tenant's Rights to plant and harvest the 2016 crop year. Farms have not had a tree harvest for quite some time. Property sells by boundary not by the acres. A great opportunity to purchase gently rolling land w/woods & pasture. Excellent farm for horses, cattle, or recreational use.

Sells at 10 AM

Parcel No 082113D014/433310E007/433310E004

TRACT I: located 2739 Chilo Cemetery McKendree Road Felicity, Ohio. 3 parcels sell together for one price. Consisting of approx 114 acres of farmland with 1405 sq ft brick home built in 1997 with an 885 sq ft full walk out basement. House has 3 bedrooms, 2 ½ baths, wall to wall carpet, breakfast room, concrete driveway to attached single car garage, a very well built home. 114 acres of farm land with approx 57 tillable acres and the remainder in woods and cattle grazing land. Approx 1900 ft of road frontage. Land drains well and is partially fenced. There is also a small pond. City water at street.

Sells at 10:30 AM

Parcel No 082113E018

TRACT II: located 2843 Bolender Rd Felicity, Ohio. Follow 756 south out of Felicity one mile to Bolender Road on left. 167.6 acres of rolling land with 83 acres tillable and the remainder in woods and grazing land. Approx 1250 ft of road frontage. Gravel driveway runs long way thru property. City water at street

REAL ESTATE TERMS: Property sold "as is, where is". Purchase contract to be written immediately following the final bid.

DEPOSIT required day of the auction for each property purchased: **PARCEL #1** \$10,000.00 (non-refundable) certified/cashier check (payable to Buyer). **PARCEL #2** \$10,000.00 (non-refundable) certified/cashier check (payable to Buyer), to be deposited in the escrow account of HUFF REALTY. Closing for each property will be on or before July 7, 2016. Possession according to the purchase contract. If Buyer fails to close per terms of contract, the deposit is non-refundable. Seller will furnish 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. Your bidding is not conditional upon financing, so be sure to have arranged financing and are capable of paying cash at closing Auctioneer and real estate company are working for the seller only. Bidders shall rely on their own inspection and not upon any description of the auctioneer, owner or agents. All decisions of the auctioneer are final.

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. Purchaser will sign a waiver of the 10 day post sale inspection. All inspections must be completed prior to auction date at potential buyers' expense.

1 % co-op to Ohio licensed real estate agent that brings purchaser to auction. Agent must register potential buyer on auction company forms email to Auction Company 48 hours prior to auction (10AM MAY 21, 2016) to be honored.

Agent must attend auction with registered potential buyer. No exceptions will be made. Contact Mike with any questions



Mike Brown and Associates LLC

AUCTIONEERS

BETHEL, OHIO (513)532-9366

Mike Brown, Auctioneer/Agent with HUFF REALTY

www.MikeBrownAuctioneer.com

Mike Brown Auctioneer
Auctioneer/Realtor
513-532-9366



REAL ESTATE CO-OP/REFERRAL REGISTRATION FORM

REAL ESTATE FIRM
AND TELEPHONE NUMBER _____

SALES AGENT NAME AND
TELEPHONE NUMBER _____

PROSPECTIVE BUYER NAME _____ (print)

ADDRESS _____

TELEPHONE NUMBER _____

LOCATION OF AUCTION 2843 Bolender Road Felicity Ohio _____

DATE OF AUCTION *Monday May 23, 2016*

TODAYS DATE AND TIME _____

SIGNATURE OF POTENTIAL BUYER _____

SIGNATURE OF SALES AGENT _____

REGISTRATION FORM MUST BE COMPLETED IN FULL emailed to
mike@mikebrownauctioneer.com **NO LATER THAN 48 HOURS PRIOR TO**
AUCTION DATE/TIME TO BE HONORED AND PAID AS A REFERRAL to ANY
Ohio Real Estate Agent.

NO EXCEPTIONS. Call Mike to confirm receipt of email.

Any questions, call Mike.

1 % co-op available to agent registering
Successful Buyer on Auction Company form
and form received by auction company no
later than 48 hours prior to auction
(Absolutely no later than
10AM Saturday MAY 21, 2016 to qualify for
referral with no exceptions.
Email to Mike@mikebrownauctioneer.com.
Call Mike for confirmation of email.

Mike Brown and Associates LLC

Auctioneers

Mike Brown, Auctioneer/Agent

Bethel, Ohio 45106

513-532-9366

HUFF REALTY

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AND TELEPHONE NUMBER _____

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