

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered as a total

5.41-acre unit.

DOWN PAYMENT: 10% down payment on the day

of auction. The down payment may be made in the form

of cashier's check, personal check, or corporate check.

YOUR BIDDING IS NOT CONDITIONAL UPON

FINANCING, so be sure you have arranged financing, if

needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICE: The successful bidder

will be required to enter into a Purchase Agreement at the

auction site immediately following the close of the auction.

The final bid price is subject to the Seller's acceptance or

rejection.

EVIDENCE OF TITLE: Seller shall provide an owner's

title insurance policy in the amount of the purchase price.

DEED: Seller shall provide a General Warranty Deed.

CLOSING: The balance of the purchase price is due at

closing, which will take place within 15 days of presentation

of insurable title. Costs for an insured closing shall be the

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 or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

responsibility of the Buyer.

POSSESSION: Possession is at Closing.

REAL ESTATE TAXES: Real estate taxes shall be

prorated to the date of Closing.

PROPERTY INSPECTION: Each potential Bidder

is responsible for conducting, at their own risk, their own

independent inspections, investigations, inquiries and due

diligence concerning the property. Inspection dates has

been scheduled and will be staffed with auction personnel.

Further, Seller disclaims any and all responsibility for

Bidder's safety during any physical inspection of the

property. No party shall be deemed an invitee of the

property by virtue of the offering of the property for sale.

ACREAGE: All acreages, dimensions, and proposed

boundaries are approximate and have been estimated based

on current legal description and/or aerial photos.

SURVEY: Seller shall provide any existing survey.

AGENCY: Schrader Real Estate & Auction Company, Inc.

and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES:

All information contained in this brochure and all related

SCHRADER
Real Estate & Auction Co., Inc.

OHIO OFFICE: 2663 Lewis Road NE
Washington Court House, OH 43160

REAL ESTATE AUCTION
Ranch Style Home on 5.41 Acres!

Bowling Green, Ohio

Follow us on:



Auction Manager:
Kevin Wendt, CAI
419-566-1599



OCTOBER 2014						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

800.451.2709
SchraderAuction.com

REAL ESTATE AUCTION
Charming Ranch Style Home on 5.41 Tranquil Acres!
Bowling Green, Ohio
Wood County

- 3-Bedroom / 2 Bath Country Home
- Detached Triple-Car Garage
- 21x44 Heated Motor Home Garage
- Large Barn for Livestock or Hobbies
- 3± Miles West of Bowling Green, OH



Wednesday, October 15 • 4:30pm

REAL ESTATE AUCTION

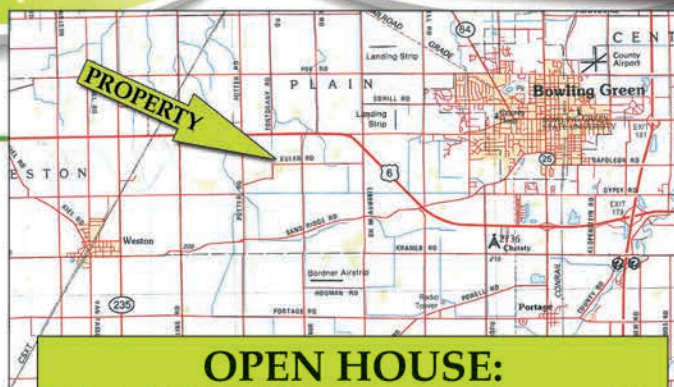
Charming Ranch Style Home on 5.41 Tranquil Acres!

Bowling Green, Ohio

**Wednesday,
October 15, 2014 • 4:30pm**

17442 EULER RD., BOWLING GREEN, OHIO

TRANQUIL SETTING! Charming ranch style home that has been totally remodeled and updated. It's a one-owner home that features three bedrooms (a master bedroom suite & two others), two full baths, office and/or sewing room, fully equipped kitchen w/ pantry, dining room, and great room w/ corner gas fireplace. The partial basement includes the laundry area and plenty of storage room that only adds to the living space in this home. Large 14' x 39' covered patio connects to the 44' x 21' heated and insulated motor home garage (w/ 12'H door), a detached triple car garage 38' x 32', and a typical large & older barn 48' x 34'. You'll find stalls and a tack room in the barn, as horses were a passion of the previous owner. Amenities include: 5.41 ACRES M/L, NW water, newer septic system, located in Plain Township, one mile South of St. Rt. 6 and 3± miles West of Bowling Green city limits.



OPEN HOUSE:

SAT., SEPTEMBER 20 • 10:30AM - 12:30PM

MON., SEPTEMBER 29 • 4-6PM

SALE DAY - OCTOBER 15 • 2:30 - 4:30PM



Lot Size: 5.41 Acres M/L -
530' x 432.23
Age: Built in 1958
Design: One Story
Exterior: Brick/Alum. Siding
Roof: Asphalt (Age 2000)
Windows: Vinyl Replacement
Heat: Propane Forced Air
Cooling: Central
Water Htr.: Richmond 40 Gal./Gas
Electric: 200 Amp

Water: County & Well
Sewer: Septic System
TLA: 1512+
TAXES: \$945.52 (w/ Homestead)

Front Porch: 6' x 12'
Side Porch: 6' x 10'
Great Room: 15' x 23' w/Corner Fireplace
Dining Room: 12' x 15'
Kitchen: 10' x 10'
Bath: 5' x 10'
Bath: 6' x 9'
Bedroom: 11' x 11' (North)
Bedroom: 12' x 15' (West)
Bedroom: 9' x 9' (South)
Office/Sewing Room: 8' x 9' (South)

Utility Area: In Bsmt.
Basement: 24' x 36'

Metal Bus Garage: 44' x 21' w/ 12'H Door
Detached Garage: 38' x 32' (Three-Bay)
Barn: 48' x 34' (Older)

21' x 44'
Heated
& Insulated
Motor Home Garage with concrete floor. Great potential for RV owners, Semi Trucks, Boats, Race Cars, Construction Equipment & much more.

Unlimited Storage Potential



NOTE: Kitchen includes Oak Kraft-Maid Cabinets & all Appliances - Whirlpool Dishwasher, Whirlpool Microwave, Amana Bottom Freezer Refrigerator & Amana Self-Cleaning Gas Range. This property has been well-taken care of and is in "move-in" condition.

OWNER: Peggy A. Brigham, Trustee
Phone: 419/494-3387
Mr. Robert E. Spitler, Attorney

AUCTION MANAGER: KEVIN WENDT, C. A. I.
Schrader Real Estate and Auction Co, Inc
Phone: 419/566-1599



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