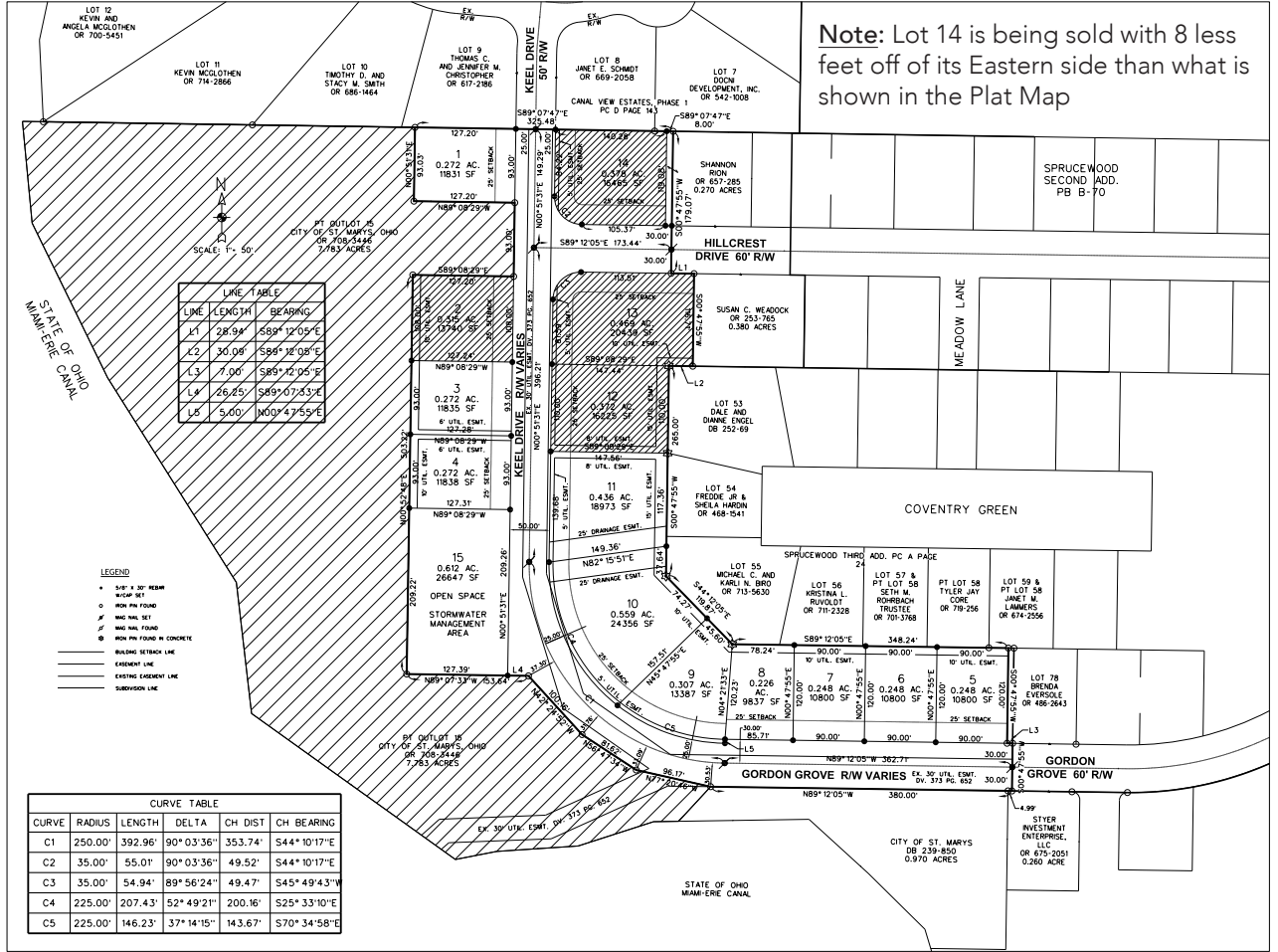


ONLINE ONLY

REAL ESTATE PUBLIC AUCTION

SLEEPY HOLLOW SUBDIVISION 4 BUILDING LOTS



KEEL DRIVE, CITY OF ST. MARYS, ST. MARYS, OHIO • APRIL 16TH, 2024
 BIDDING OPENS APRIL 9 @ 6 PM • BIDDING BEGINS TO CLOSE APRIL 16 @ 6 PM
 WITH EXTENDED BIDDING!

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. Close to grocery & shopping just minutes away from St Rt. 29 & 33 interchange.

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 receive a building permit within 3 years from the purchase date or the City will have the right to purchase the property back for the sale price.

View SLEEPY HOLLOW SUBDIVISION PLAT & Declaration of Covenants, Terms, Conditions & Restrictions at our websites below.



Auctioneer/Broker
Jeff Lentz 937-538-0601
www.buckeyebid.com



Listing Broker
Todd Weigandt 937-538-0156
www.weigandtrealestate.com

LOT #2
 WOODED BUILDING LOT

LOTS #12, #13, #14
 BARE BUILDING LOTS



Owners – City of St. Marys Ohio

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.

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% BUYERS PREMIUM will be added to the final bid to determine the FINAL contract purchase price. Real Estate Sells with owner confirmation. Any inspections need to be made prior to the auction. Please Pre-Arrange financing.

Disclaimer of Warranties - All information contained in this brochure and all related materials are subject to the terms and conditions. The property is being sold on an as is where is basis, and no warranty of representation is either expressed or implied concerning this property by the sellers or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections.

Any statements made prior to the Auction will take precedence.