



Auction Services

30 S. High St.

www.ucrealestateandauction.com

C

**roton,
OH
43013**

**phone
740.96
5.1208**

Preferred Offering Terms For All Offers

- 1) Please submit a copy of buyers pre approval letter or provide a proof of funds letter for cash offers.
- 2) All closings will be at Talon Title Contact will be [Becky Oberholtzer](#)
- 3) The sellers will be performing a 1031 tax exchange on the properties at no expense to the buyers. All contracts must be assignable to the 1031 exchange company. Please be sure the following is in all contracts.

"Buyer is aware that seller intends to perform an IRC Section 1031 tax-deferred exchange. Seller requests buyer's cooperation in such an exchange and agrees to hold buyer harmless from any and all claims, costs, liabilities, or delays in time resulting from such an exchange. Buyer agrees to an assignment of this contract to a qualified intermediary by the seller."

- 4) The sellers will be paying the CAUV recoupment on all lots.
- 5) Allow at a minimum 48 hours for a response from sellers on all offers.
- 6) Agents must be present at all showings with clients.
- 7) Possession of lots will be at the removal of the spring crops Approximately Aug. 15, 2021.
- 8) Please review the soil reports for each lot.
- 9) Drainage easements on all lots.
- 10) For Lots 6 and 7 please also include the following in all offers for lots 6 and 7. Lot 7 will give Lot 6 an easement agreement for maintenance and repair of the pond dike that is located on Lot 7. Lot 7 will also agree that overflow for the pond crosses lot 7 and they are unable to stop that water flow.