



Croton, OH 43013

phone 740.965.1208

Terms For All Offers
Croton Rd Lots

- 1) 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 use the following language 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."

- 2) The sellers will be paying the CAUV recoupment on all lots.
- 3) Delco water tap fee for each lot will be paid by seller. This will be a 5/8" connection (tap) at the road buyer will still have to pay to have line ran to their home.
- 4) All closings will be with Talon Title - Contact will be [Becky Oberholtzer](#)