

***AUCTION DAY ANNOUNCEMENTS***

1. **Three parcels are for sale by auction today. They are shown in the provided photos. We will secure a high bid on each parcel, one at a time, and then we will open bidding for the sum of all parcels in one entirety. We will declare the parcels sold either separately or as one whole lot, in whichever format delivers the highest price for the seller.**
2. **All bidders must register in advance of the auction and be given a bidder number. A drivers license or form of ID must be provided at the time of registration.**
3. **The auction is also being held in an online format. All live in person bidders (floor bidders) will be competing against all online bidders. An Auction Manager, onsite at the live auction, will recognize and announce all bids accepted online.**
4. **Use of a proxy max bid amount by online bidders will not supersede a live floor bid when the floor bid matches the max proxy bid online. This is very important. For example, if an online bidder has a max bid of $100,000 and current the bid is at $95,000, the auctioneer will ask for a higher bid. If the next bid is from the floor at $100,000, it takes precedent over the online max bid as the online bid is only an intention to bid that high and not an actual bid until the auctioneer accepts that bid as the actual offered bid.**
5. **Parcel 1 is the 3.35 acre corner parcel on the SE corner at the intersection of St Rt 4 and St Rt 20. This parcel is zoned commercial, has a significant area of paved space and has ingress/egress onto St Rt 4 only. This is a highly trafficked intersection, as St Rt 4 leads directly into Sandusky OH and Cedar Point, the world’s #1 roller coaster park that draws hundreds of thousands of visitors in the summer.**
6. **Parcel 2 is a 2.47 acre parcel to the east of the corner which includes a rock solid all brick ranch style home, featuring 3 bedrooms, 1-1/2 baths, full basement, two car garage with cement floor, all appliances, excellent condition wood tongue and groove flooring throughout, well water (with multiple wells on the property), septic, plumbed for gas and electric, an ADT security system and a laundry list of new and upgraded equipment as described in the Bidders Packet.**
7. **Parcel 3 is 20.33 acres of prime Pewamo Silty Clay Loam soil. This is considered excellent farm ground. The land is currently leased for the 2025 growing season. Ownership will transfer at closing but seller retains ownership of all lease payments and leasee retains the right to access the land up to and including harvesting the current crop.**
8. **All parcels have been surveyed and approved by the Huron County Auditors Office for publication as of 5/8/2025. No additional surveys are required and seller is assuming the cost for all pre-auction survey work performed. New legal descriptions are available on the jfmarketing.us website and in the Bidder Packet.**
9. **A 10% Buyer Premium will be added to the high bid to establish the contract sale price.**
10. **However each parcel sells at auction, the high bidder will be required to deposit 10% of the contract sale price as down payment on the day of auction or within 24 hours if the winning bidder is online. All deposits will be held in the trust account of the title company of record.**
11. **If a bidder is represented by a licensed real estate agent, the Agent Registration Form must be completed and returned to the auction company office or auctioneer no less than 48 hours prior to the auction. Failure to comply with this requirement will negate the agent from receiving any compensation should their buyer be the winning bidder.**
12. **All closings will be held by Ohio First Land Title Agency, Fairview Park OH. The Auction Manager will provide all contact information at the conclusion of the auction.**
13. **All announcements by the Auctioneer on the day of the auction will supercede all advertising and statements published on any platform or in any publication prior to the opening of the auction. All disputes during or after the auction will be settled by a decision from the Auctioneer.**