



HONNERLAW REAL ESTATE SERVICES, LLC

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Jeffrey N. Honnerlaw, Broker

BIDDING INSTRUCTIONS

Honnerlaw Real Estate Services LLC will take sealed bids for the sale of farm land and home herein shown on plat marked Exhibit "A."

- A. Consisting of approximately 143 +/- acres, an approximately 2,370 square foot home per Clinton County Auditor Property Record Card with all furnishings, barns and all improvements made to property. Located at 215 Haley Rd, Sabina, OH 45169. Also known as Clinton County Parcel #360010403000000.
- B. All Bids shall be submitted with Bidder's final price.
- C. All bids must be in writing, signed by the prospective bidder, with complete address and telephone number and email address.
- D. All bids must be accompanied by a cashier's check of \$15,000.00, payable to:
Trico Title, Inc. as escrow, title and closing agent.
The Deposit is refundable if the bid is not accepted. If the successful bidder fails to close after execution of the purchase agreement, the deposit will be forfeited to the Seller.
- E. The contract contained in this package, must be signed and returned with the bid package.

RESPONSIBILITIES OF BIDDERS

- 1. Deliver a sealed bid, the signed Purchase Agreement and Bid Deposit, within the time frame described below.
- 2. Buyer must make all physical inspections before bidding. The property is being sold in "AS IS CONDITION". Bidder may inspect the property by notifying the Seller's Agents **Jeffrey Honnerlaw 937-725-7833 or Honnerlaw Real Estate Services LLC, 937-382-8833** who will then arrange a date with the Seller and secure permission to be on the premises at the bidder's risk and accompanied by Seller's agent.
- 3. Cost of Title Examination and Title Insurance at Bidder's / Purchaser's expense.
- 4. Bidder cannot assign his or her bid without the express written consent of the seller solely at the seller's option.
- 5. Successful bidder is solely responsible to close within forty five (45) days from the date notified that his or her bid has been accepted and execution of the sale contract by the Seller.

BID AWARD

The bid will be awarded to the highest and best Bidder qualified to complete the purchase as determined solely by the Seller and subject to the right of the Seller to reject any bid for any reason whatsoever. Notification to the successful bidder may be in writing or by phone with written confirmation to follow.

BID REJECTION

Seller may reject any or all of the bids for any reason whatsoever, and is under no obligation to reveal to any bidder the reason for such rejection. All rejected bidders shall be notified in writing of such rejection at the address listed on the bid, within Five (5) business days after rejection, and his or her deposit returned.

TIME AND PLACE FOR MAKING BID

All original signed bid documents together with the bid deposit must be delivered to Trico Title Inc., 61 E Main Street – Suite 2 - Wilmington, OH 45177 by certified or registered mail or hand delivery. (No fax or e-mail delivery of the bid will be accepted.)

All bids must be submitted on or before 12:00 Noon. on the 30th day of October 2018. No bid will be accepted after that time and bidding will be closed. All bids will be opened by 5:00 p.m., on the 31st day of October, 2018. The successful bidder will be notified by the Sellers agent or attorney by phone or in person on or before November 5, 2018 by 5:00 pm. All other bid deposits will be returned.

Jeffrey Honnerlaw, Broker
Honnerlaw Real Estate Services, LLC