

LIVE REAL ESTATE AUCTION

SEPT.
12TH

AUCTION: THURSDAY, SEPTEMBER 12TH, 2024 AT 11:00 A.M.
ON SITE AUCTION

REGISTRATION BEGINS AT 10:00 AM. AUCTION BEGINS AT 11:00 A.M.

BANK ORDERS IMMEDIATE SALE

2727 LEXINGTON AVE., MANSFIELD, OH

OFFERED WITH A PUBLISHED RESERVE PRICE OF ONLY \$95,000!



RECENTLY APPRAISED AT OVER \$1,000,000, THIS PROPERTY WILL BE SOLD
SUBJECT TO A PUBLISHED RESERVE PRICE OF ONLY \$95,000!

This 400 seat Church building consists of 11,871 SF with an additional Fellowship Hall consisting of 3,200 SF. Located on 3.82 Acres, this magnificent property features museum quality antiques and artwork that can't be replaced. Some 4,000 pounds of Jerusalem stone surround the baptistery. Cherry-stained red oak outlines some of the stonework as well as stained-glass sconces and crosses in the inviting sanctuary. Built in 1996 with wood, brick & stone construction, the property has central A/C and gas forced heat. The property also has City water and is on a septic system.

Zoning: R-2 Residential

2023 R.E. TAXES: Tax Exempt

 WANT A 360° TOUR?

CHURCH

<https://my.matterport.com/show/?m=jpNutKERmaN>

FELLOWSHIP HALL

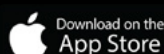
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 **CHARTWELL**
REAL ESTATE AUCTIONS

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MICHAEL BERLAND, AARE, OH AUCTIONEER.

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FOR ADDITIONAL INFORMATION,
BROCHURE & TERMS, CALL:

216.861.7200



TERMS OF SALE FOR SEPTEMBER 12TH, 2024 REAL ESTATE AUCTION

Cashier's Check Required to Bid. Each bidder is required to have a cashier's or certified check drawn on a U.S. bank at the time and place of auction registration in the amount of \$20,000 payable to Guardian Title & Guaranty Agency, Inc., as Escrow Agent ("Escrow Agent") located at 7550 Lucerne Dr., Middleburg Heights, OH 44130, Attn., Gayle Jonas 216-898-4933 to obtain a bidder's card.

On-Site Due Diligence. Auction personnel will be available to answer questions and provide Bidders Information Packets at the property on the following dates and times: Thursdays, August 22, 29 & September 5 from 10:30 AM to 12:00 Noon

Financing. This property is not offered subject to Purchasers obtaining financing.

Closing Date. Closing will be on or before October 17, 2024. Closing will be at the Office of the Escrow Agent, at which time Purchaser shall pay the balance of the purchase price. Please refer to the Real Estate Purchase Agreement in Bidder's Packet for details. Time is of the essence.

Buyer's Premium. The sale at auction will provide that the Purchaser pay to the Seller as part of the total purchase price a premium (fee) equal to 10% of the high bid or offer price. The buyer's premium will be added to

the high bid or offer price in the Real Estate Purchase Agreement to determine the Total Purchase Price. Financing, if any, is calculated on the Total Purchase Price.

Auction Procedure: Offered with Reserve. Published Reserve Price: \$95,000

AGENCY DISCLOSURE: Hanna Commercial, Chartwell Auctions, LLC (DBA Chartwell Real Estate Auctions), Michael Berland, OH Auctioneer, ("Brokers/Auctioneer(s)") and all parties associated with Brokers / Auctioneers, represent the Sellers in this sale.

DISCLAIMER: The information contained herein is subject to inspection and verification by all parties relying on it. This sale is being conducted subject to the Terms of Sale and the Real Estate Purchase Agreement. No liability for its inaccuracy, errors or omissions is assumed by the seller or broker/auctioneer. ALL ACREAGE, SQUARE FOOTAGE, AND DIMENSIONS ARE APPROXIMATE. This offering may be withdrawn, modified, or canceled without notice at any time. Property is subject to prior sale. This is not a solicitation or offering to residents of any state or jurisdiction where prohibited by law.

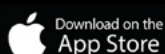
For complete Terms of Sale, see Bidder's Information Packet.



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