

**BIDDERS INFORMATION PACKET
REAL ESTATE AUCTION**

WEDNESDAY, November 12st | 5:00PM



9250 & 9260 Bryant Road, Windham, Ohio 44288

PARCEL NUMBERS: 40-065-00-00-002-011 & 40-065-00-00-002-008

**WALK ABOUT:
10/23/25 - 4:30-5:30PM**



COLDWELL BANKER

**SCHMIDT
REALTY**

LISTING AGENT: TODD D. BOSLEY, AUCTIONEER/REALTOR

PHONE CALL / TEXT: 330-323-9775

EMAIL: TODD.BOSLEY@CBSCHMIDTOHIO.COM



**CO-LISTING AGENT: Leslie Huffman, Coldwell Banker Schmidt Realty
PHONE CALL / TEXT: 330-235-4275**

REAL ESTATE AUCTION RULES

Date of Auction: 11/12/2025 Time of Auction: 5:00PM PPN 40-065-00-00-002-011 & 40-065-00-00-002-008

Property Address: 9250 & 9260 Bryant Rd, Windham, OH 44288

1. The Property is being sold in its present condition with no warranties, whatsoever, except title, which is to be clear and marketable. It is being sold “as-is where-is – in its present condition”. **All inspections of property shall have been done prior to bidding.** Each bidder is relying on his/her own inspection of the real estate for its physical conditions, character, suitability for purchaser’s intended use, or for any other purpose and is not relying upon any representation of Coldwell Banker Schmidt Realty or its employees, agents, representatives, or staff.
2. This is a Reserve Auction, which means that the seller reserves the right to establish a stated minimum bid (reserve price), the right to reject or accept any or all bids under the minimum bid, or the right to withdraw the real estate at any time prior to completion of the auction by the auctioneer. Once the highest bid is received today, it will be presented to the seller and they may: 1) if the bid is at or above the reserve price the seller will accept the bid – the property is sold, 2) if the bid is below the reserve price the seller may reject the bid and the property does not sell, or 3) if the bid is below the reserve price, the seller may make a counter offer and negotiations begin.
3. Successful bidders must sign a purchase agreement, auction addendum, and agency disclosures copies of which are included in the bidder’s packet immediately at the end of the auction. The final contract sales price will consist of the final bid price plus a 10% Buyer’s Premium payable by buyer. The successful bidder must provide a non-refundable deposit of 10% of the final bid price via personal check, money order, certified bank, or cashiers check immediately at the end of the auction. The remaining balance to paid within 45 days from the sale date.
4. This sale is **not subject to any contingencies**, including but not limited financing, inspections, or appraisals. Buyer acknowledges that he/she had the opportunity to inspect the Property before the auction and waives the right to any further inspections. If buyer fails to perform for any reason, the non-refundable deposit of 10% will be forfeited as liquidated damages. Buyer understands the purchase is not contingent on an appraisal, so in the event buyer’s financing appraisal price is inadequate, buyer will pay the difference at closing.
5. Successful bidder may pay cash at closing or may utilize **conventional** financing only; however the sale is not contingent on the buyer obtaining financing, or the appraisal of the property.
6. All potential buyers who become bidders at this auction have received copies of these rules, had them orally presented to them on auction day, and by placing their bids agree to be bound by these rules – these rules serve as an addendum to the purchase agreement.
7. Unless otherwise agreed to in writing, Coldwell Banker Schmidt Realty represents the seller only, and not the buyer.
8. Any unsold chattel shall remain with the property and shall become the property of the buyer; the seller shall bear no responsibility for its removal.
9. Closing and associated title work shall be completed by Chicago- ACT Title at located at 3560 West Market Street #105, Fairlawn, Ohio 44333 (330.253.6121).
10. Please be advised that Coldwell Banker Schmidt Realty records all auction proceedings to ensure the protection of all parties involved.

Bidder #

Bidder #

Bidder Name

Bidder Name

Bidder Signature

Date

Bidder Signature

Date



VACANT LAND PROPERTY DISCLOSURE FORM



1 **SELLER(S) Name(s)** Danny Harvey
 2 **Property Address:** 9260 Bryant Road, Windham, OH 44288

3 This document is a good faith statement of condition of the above property, as it is known by the SELLER as of the
 4 date completed. It is not a warranty of the condition of the Property. The SELLER makes the following disclosures
 5 with the understanding that prospective BUYERS may rely of the information as a description of the property to the
 6 best of the SELLER'S knowledge. BUYERS are advised to determine for themselves whether this property is suitable
 7 and zoned for their intended use.

8 The SELLER does not possess any expertise in construction, architecture, engineering, or any other specific areas
 9 related to the construction, condition, or improvements of this property. The following are representations made by
 10 the SELLER and are not the representations of the SELLER'S agent. This is not a warranty by the SELLER or the
 11 SELLER'S agent. BUYER agrees to hold the listing broker and their agents harmless for any errors or misstatements
 12 made by the SELLER on this form.

13 The SELLER will describe the condition of the property to the best of her or his knowledge.

14 A. Are the boundary lines of your parcel marked in any way? ☐ Yes ☒ No ☐ Unknown

15 If yes, please describe _____
 16 _____

17 B. Do you know of any encroachments, easements, shared driveways, party walls, or similar conditions that may
 18 affect title to the property? ☐ Yes ☒ No ☐ Unknown

19 If yes, please describe _____
 20 _____

21 C. Has there ever been an environmental audit or assessment of the soil? ☐ Yes ☒ No ☐ Unknown

22 If yes, please describe _____
 23 _____

24 D. Has there ever been any hazardous substances or chemicals stored or spilled on the Property?

☐ Yes ☒ No ☐ Unknown

26 If yes, please describe _____
 27 _____

28 E. Has the Property been tested for any environmental contaminants or radon gas? ☐ Yes ☒ No ☐ Unknown

29 If yes, please describe _____
 30 _____

31 F. Are you aware of any violations of other federal or state Environmental Protection Agency rules or regulations?

☐ Yes ☒ No ☐ Unknown

33 If yes, please describe _____
 34 _____

35 G. Has a soil scientist's test been performed on the Property?

☐ Yes ☒ No ☐ Unknown

36 If yes, please describe _____
 37 _____

38 H. Do you know of any flooding, drainage or grading problems on the Property? ☐ Yes ☒ No ☐ Unknown

39 If yes, please describe _____
 40 _____

41 **Property Address** 9260 Bryant Road, Windham, OH 44288

42 **I. Has the property ever been designated as a wetland by any federal or state governmental agency?**
 43 ☐ Yes ☒ No ☐ Unknown

44 If yes, please describe _____
 45 _____

46 **J. Is the property located on a federally designated flood plain?**
 47 ☐ Yes ☒ No ☐ Unknown
 48 If yes, please describe _____

49 **K. Do you know of any violations of local, state or federal laws, building codes and/or zoning ordinances affecting the property?**
 50 ☐ Yes ☒ No ☐ Unknown
 51 If yes, please describe _____
 52 _____

53 **L. Are there currently any subsurface rights, mineral rights, oil, gas or other leases affecting the property?**
 54 ☐ Yes ☒ No ☐ Unknown
 55 If yes, please describe _____
 56 _____

57 **M. Is the property currently valued for agricultural use by the county auditor?**
 58 ☐ Yes ☒ No ☐ Unknown
 59 If yes, please describe _____

60 **N. Is the property subject to any Agricultural Tax Recoupments (C.A.U.V.)?**
 61 ☐ Yes ☒ No ☐ Unknown
 62 If yes, please describe _____

63 **O. Do you know of any excessive settling, slippage, sliding, erosion, or other soil stability problems on the property?**
 64 ☐ Yes ☒ No ☐ Unknown
 65 If yes, please describe _____
 66 _____

67 **P. Are there any improvements to the Property?**
 68 ☐ Yes ☒ No ☐ Unknown
 69 If yes, please describe _____

70 **Q. Are there any pending lawsuits, foreclosures, divorce actions, tax liens, proposed assessments, utility or mechanics liens, or materialmen's liens, which could affect title to the property?**
 71 ☐ Yes ☒ No ☐ Unknown
 72 If yes, please describe _____
 73 _____

74 **R. Has there been notice of any revaluation of the property or change in the value or assessments during the last twelve months?**
 75 ☐ Yes ☒ No ☐ Unknown
 76 If yes, please describe _____
 77 _____

78 **S. Are there any property tax abatements or assessments on the property?**
 79 ☐ Yes ☒ No ☐ Unknown
 80 If yes, please describe _____

81 **Property Address** 9260 Bryant Road, Windham, OH 44288

82 **T. Are there any landfills or dumps (compacted or otherwise) in the neighborhood, on the property or any portion**
 83 **thereof?** ☐ Yes ☒ No ☐ Unknown

84 **If yes, please describe** _____
 85 _____

86 **U. Has there been major damage to the property from fire, earthquake, flood, tornado, mine subsidence, or other**
 87 **event?** ☐ Yes ☒ No ☐ Unknown

88 **If yes, please describe** _____
 89 _____

90 **V. Are there or have there ever been any active, opened, or closed water, natural gas or oil wells?**
 91 ☐ Yes ☒ No ☐ Unknown

92 **If yes, please describe** _____
 93 _____

94 **W. Are there or have there ever been any underground storage tanks on the property?**
 95 ☐ Yes ☒ No ☐ Unknown

96 **If yes, please describe** _____
 97 _____

98 **X. Other** ☐ Yes ☒ No ☐ Unknown
 99 **If yes, please describe** _____
 100 _____
 101 _____

102 **Broker is hereby authorized to supply this document to the Multiple Listing Services, to prospective BUYERS, and to**
 103 **any person or entity in connection with the actual or anticipated sale of the property. The information is provided by**
 104 **the SELLER. It is not a warranty of any kind by the SELLER or the SELLER'S Agent(s). The information provided**
 105 **is not intended to replace independent professional inspections by the BUYER.**

106 **The information contained herein is true and correct to the best of SELLER'S knowledge and, except as stated above,**
 107 **no material problems exist with respect to the property as of the date below. SELLER further agrees to notify the**
 108 **BUYER of any additional items, which may become known prior to recording of the Deed. SELLER hereby**
 109 **acknowledges receipt of this document.**

110 Denny Henry 10/16/25 _____
 111 **SELLER** **Date** **SELLER** **Date**

112 **BUYER hereby acknowledges receipt of the SELLER'S Description of the Property. BUYER understands that this**
 113 **information is a description of the Property to the best of the SELLER'S knowledge and is not a warranty of any kind**
 114 **by SELLER or SELLER'S agent. BUYER hereby acknowledges that the information contained herein is not a**
 115 **substitute for any independent professional inspections that BUYER may wish to obtain. BUYER further**
 116 **acknowledges that the REALTORS involved in this transaction made no representations that are inconsistent to the**
 117 **forgoing statements of the SELLER.**

118 _____
 119 **BUYER** **Date** **BUYER** **Date**



COLDWELL BANKER
SCHMIDT REALTY

VACANT LAND PROPERTY DISCLOSURE FORM



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Property Address: 9250 Bryant Road, Windham, OH 44288

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81 **Property Address** 9250 Bryant Road, Windham, OH 44288

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83 thereof? ☐ Yes ☒ No ☐ Unknown

84 If yes, please describe _____
85 _____

86 U. Has there been major damage to the property from fire, earthquake, flood, tornado, mine subsidence, or other
87 event? ☒ Yes ☐ No ☐ Unknown

88 If yes, please describe Tornado on 4/17/2024
89 _____

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91 ☐ Yes ☒ No ☐ Unknown

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110 Danny Harvey 10/6/25
111 SELLER Date SELLER Date

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117 foregoing statements of the SELLER.

118 _____
119 BUYER Date BUYER Date

9250 Bryant Road, Windham, Ohio 44288

Buyer Full

MLS#: **5163441**

Status: **Active**

Recent: **10/09/2025 : New Listing**

Prop Type: **Land and Lots**

Sub Type: **Residential**

List Price: **\$0(Auc)**

DOM/CDOM: **15/15**



List Dt Rec: **10/09/2025**

Lot #:

Unit:

County: **Portage**

List Date: **10/09/2025**

Contg Dt:

Pend Dt:

Off Mkt Dt:

Close Dt:

Parcel ID: **TX 40-065-00-00-002-011 40-065-00-00-002-008**

Twp: **Windham Twp**

Subdiv: **Windham**

School Dist: **Windham EVSD - 6711**

\$/Acre: **\$0.00**

Directions: **Take OH-303E/OH-88 E left onto Bryant Rd.**

Land Lease: **No Monthly Lot Rent**

Legal/Taxes

Taxes: **\$3,542**

Tax Year: **2024**

Assessment: **No**

Homestead: **No**

Legal: **LOT 65**

Features

Waterfront:

Lots: **2**

Association: **No**

Water: **Well**

Parking: **Driveway**

Lot Dim:

Front Feet:

Lot Sz Src: **Realist**

Lot Sz Acre: **9.08**

Divisible:

Sewer: **Septic**

Remarks: **AUCTION DATE: WEDNESDAY, November 12TH, 2025 AT 5:00PM. You can preview this property at this OPEN HOUSE/WALK ABOUT DATE: 10/23/25 - 4:30-5:30pm and Auction day 11/12/25 at 4:00PM. Two 4.54-Acre Parcels – Each with Well & Septic – Ready for Your Vision. Discover the perfect opportunity to own two beautiful 4.54-acre parcels, each offering the ideal foundation for your next home or investment project. Both parcels already feature an existing well and septic system, saving you time and money in development. Unlock the potential of this of vacant land, located in a highly sought-after area. Perfect for investors, builders, or anyone looking to create their dream project, this property offers endless possibilities. Property Sold Where Is-As Is.**

Listing/Contract Info

Possession: **Time of Transfer**

List Terms: **Cash, Conventional**

Concessions:

Special Listing Conditions: **Auction**

Close Date:

Close Price:

Closed By:

Seller Pd Closing Costs:

Presented By: **Todd Bosley**

Primary: **330-323-9775**

Fax: **330-497-0885**

E-Mail: **todd.bosley@cbschmidttohio.com**

Web:

Coldwell Banker Schmidt Realty

4200 Munson Street NW

Canton, Ohio 44718

330-497-3115

Fax: **330-497-0885**

See our listings online:

www.cbschmidttohio.com

Information is Believed To Be Accurate But Not Guaranteed Date Printed: 10/24/2025 09:47 AM

Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

Search Criteria

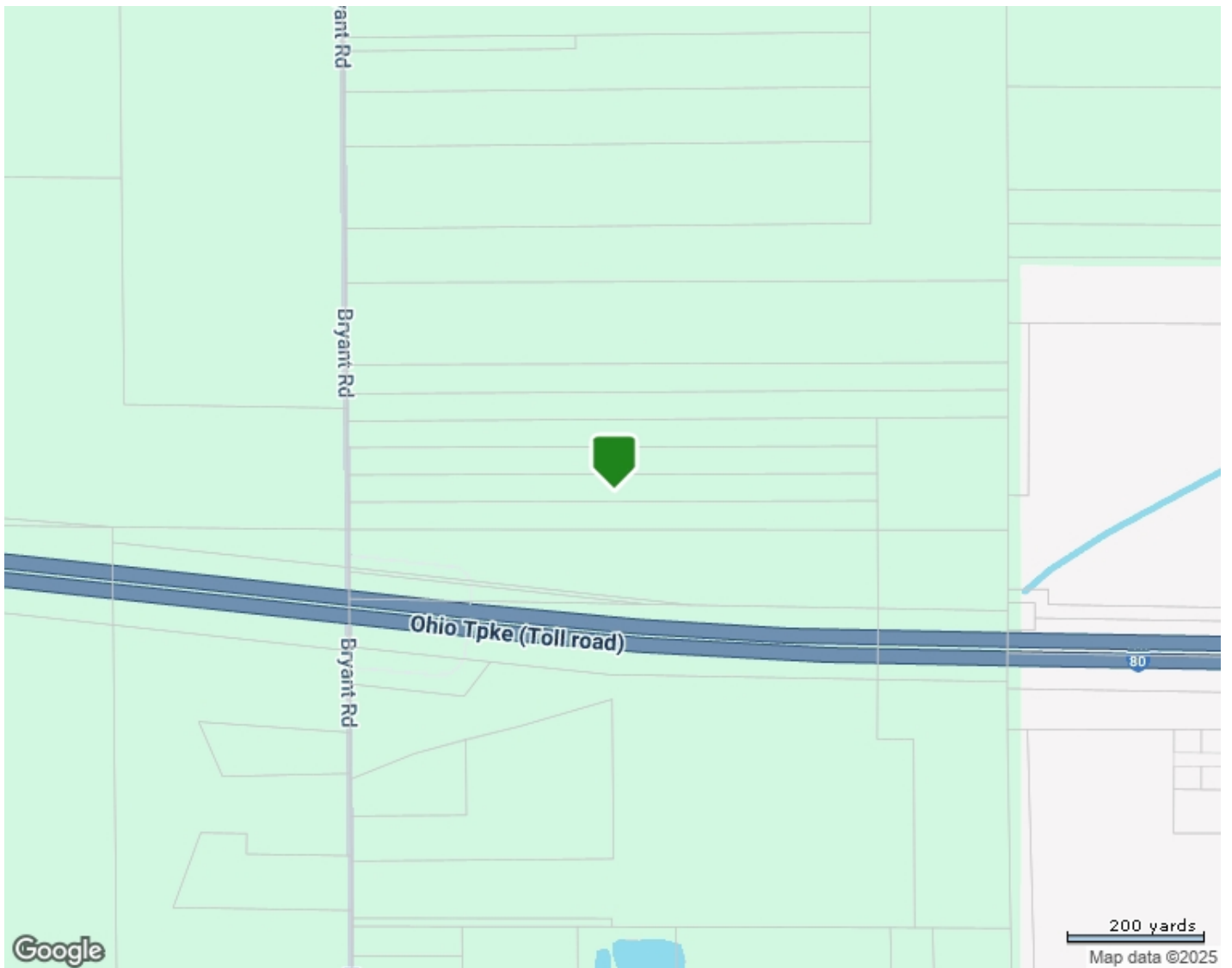
MLS Status is one of 'Active', 'C-Under Contract ALLOW Showings'

List Office Key Numeric is 26822336

Co List Office Key Numeric is 26822336

Selected 1 of 14 results.

9250 Bryant Rd, Windham, OH 44288



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MLS Status is one of 'Active', 'C-Under Contract ALLOW Showings'

List Office Key Numeric is 26822336

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Selected 1 of 14 results.

