



Unlimited Results Realty

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Date: June 26, 2025

To:

Tiffin City Schools

Attn: Superintendent's Office

244 South Monroe Street

Tiffin, OH 44883

Proposal to Conduct Real Estate Auction for 82-Acre Property

Dear Members of the Tiffin City Schools Board of Education and Administration,

RE/MAX Unlimited Results Realty is pleased to submit our proposal to conduct a **real estate auction** of the 82.0470-acre property currently owned by Tiffin City Schools. Permanent parcel # D17-00-024512-00-00 according to Seneca County tax records. Our auction services are tailored to maximize exposure, attract serious bidders, and secure top market value efficiently and transparently.

Auction Services & Cost Summary

Our fee structure for the auction includes:

- **Commission Fee:** 3.0% of the final sale price
- **Auction Promotion & Advertising Expenses:** \$350 (flat rate)
- **No Sale Fee (\$0)**
- Auction date and location to be determined in conjunction with administration and school board
- Total additional costs: **\$350**

Note: The commission is paid only upon a successful sale.

Scope of Services

RE/MAX Unlimited Results Realty will provide:

- **Professional Auctioneering Services** by experienced licensed auctioneers
- **Strategic Marketing Campaign**, including:
 - Digital & print advertising
 - Online listings on multiple real estate and auction platforms
 - Social media promotion and email campaigns
 - Targeted outreach to land investors, developers, and regional buyers
- **Open House Coordination & On-Site Tours**
- **Bidder Pre-qualification and Registration**
- **Sale Day Execution** including live bidding
- **Non-refundable deposit** required from successful bidder
- **Full Administrative Support** through closing

Why Choose RE/MAX Unlimited Results Realty?

- **Local Market Leadership:** As a trusted name in Tiffin and surrounding communities, our brand recognition increases buyer confidence and participation.
- **Extensive Network:** RE/MAX's national and global connections give your property visibility far beyond Seneca County.
- **Proven Auction Experience:** Our auction team has successfully marketed and sold a wide range of properties—farms, estates, commercial tracts—delivering results with professionalism and integrity.
- **Custom, High-Impact Promotion:** We don't rely on one-size-fits-all marketing. We craft campaigns specific to the property type and buyer demographic.
- **Transparency and Communication:** We keep you informed at every step, ensuring your comfort with the process and decisions.

Closing Remarks

We understand the importance of this sale to the future of Tiffin City Schools. Our team is fully committed to delivering the best return through a smooth, competitive, and compliant auction process.

We appreciate the opportunity to serve and look forward to your favorable consideration.

Respectfully submitted,

Bill Jones

Broker/Owner/Auctioneer

Mike Homan

Realtor/Auctioneer

RE/MAX Unlimited Results Realty

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