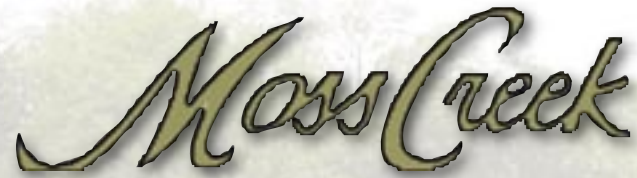


Absolute Real Estate Auction

To Be Sold To The Highest Bidder Without Minimum or Reservation



Mixed Use Residential & Development Property

Located just north of Dayton, adjacent to Moss Creek Golf Club in Trotwood, OH
Auction to be held on Lots 32 & 38 within Moss Creek Subdivision

Saturday, October 16 • 10:30 AM

Open House: Friday, Oct. 8, 4 - 6 PM; Saturday, Oct. 9, 10 AM - 4 PM; Sunday, Oct. 10, 9 AM - 1 PM

- 34 Existing, Single-Family Home Sites • 25 Existing, Gated Patio Home Sites
- 3 Single Family Development Sites • 21.888 Acre Development Site
- 23.155 Development Site • 53.887 Acre Development Site

TERMS: 10% buyer's premium. Successful bidders will deposit 10% of the purchase price (including Buyer's Premium) on the day of auction in the form of cash, cashier's check, personal or company check, plus a real estate sales contract must be signed. Balance is due in certified funds at closing. CLOSING MUST OCCUR WITHIN 20 DAYS OF SALE DATE. NO EXTENSIONS AVAILABLE. Property sold as-is, where-is. Sale day announcements control terms of sale.

Absolute Real Estate Auction

To Be Sold To The Highest Bidder Without Minimum or Reservation



Mixed Use Residential & Development Property

Located just north of Dayton, adjacent to Moss Creek Golf Club in Trotwood, OH
 • 34 Existing, Single-Family Home Sites • 25 Existing, Gated Patio Home Sites • 3 Single Family Development Sites
 • 21.888 Acre Development Site • 23.155 Acre Development Site • 53.887 Acre Development Site
Auction to be held on Lots 32 & 38 within Moss Creek Subdivision

Saturday, October 16 • 10:30 AM

Open House: Friday, Oct. 8, 4 - 6 PM; Saturday, Oct. 9, 10 AM - 4 PM; Sunday, Oct. 10, 9 AM - 1 PM



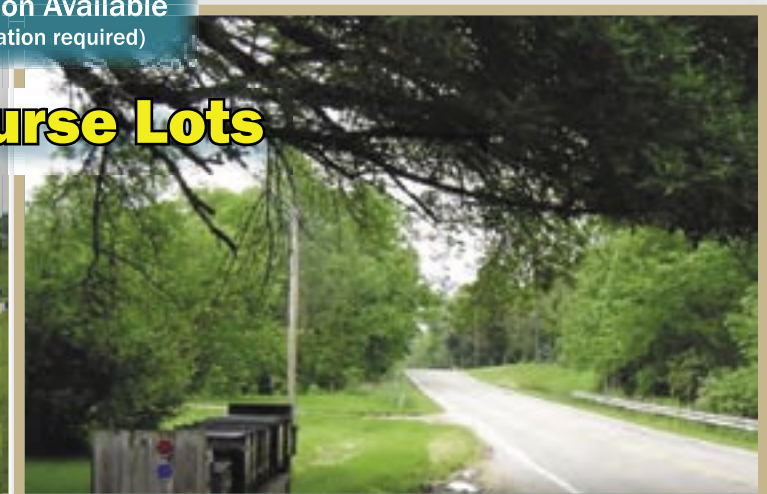
Acreage Tracts



3% Broker Participation Available (pre-registration required)



Golf Course Lots



Dated Material Do Not Delay

Pass It On..If you know of anyone that might be interested in this auction, we would appreciate your sharing this information with them.

Absolute Auction
 To Be Sold To The Highest Bidder
 Without Minimum or Reservation

 Mixed Use Residential & Development Property
 Westwood Road & Hoke Road, Trotwood, OH
Saturday, Oct. 16 • 10:30 AM
 Open House: Friday, Oct. 8, 4 - 6 PM; Saturday, Oct. 9, 10 AM - 4 PM; Sunday, Oct. 10, 9 AM - 1 PM
Pass It On..If you know of anyone that might be interested in this auction, we would appreciate your sharing this information with them.



TN Lic. #62 • RE101016
 (865) 546-3206 • 1-800-4FURROW

FURROW AUCTION COMPANY
 1022 Elm Street
 Knoxville, TN 37921



RESORTED
 STANDARD
 U.S. POSTAGE
 PAID
 PERMIT NO. 658
 KNOXVILLE, TN



FURROW AUCTION CO.

1022 Elm Street • Knoxville, TN 37921
 (865) 546-3206 • 1-800-4FURROW
 WWW.FURROW.COM • E-mail: furrow@furrow.com

In conjunction with:



Curran Miller Auction/Realty
 OH Lic. #57199773419 • RE Lic. #339274

Moss Creek

ABSOLUTE REAL ESTATE AUCTION

To Be Sold To The Highest Bidder Without Minimum or Reservation

Mixed Use Residential & Development Property

Located just north of Dayton, adjacent to Moss Creek Golf Club in Trotwood, OH

- 34 Existing, Single-Family Home Sites • 25 Existing, Gated Patio Home Sites • 3 Single Family Development Sites
- 21.888 Acre Development Site • 23.155 Acre Development Site • 53.887 Acre Development Site

Saturday, October 16 • 10:30 AM • Open House: Friday, Oct. 8, 4-6 PM; Saturday, Oct 9, 10 AM - 4 PM; Sunday, Oct. 10, 9 AM - 1 PM

3% Broker Participation Available
(pre-registration required)



Sale 1

Auction to be held on Lots 32 & 38 within Moss Creek Subdivision

34 Existing Single-Family Home Sites

All located within Moss Creek Subdivision

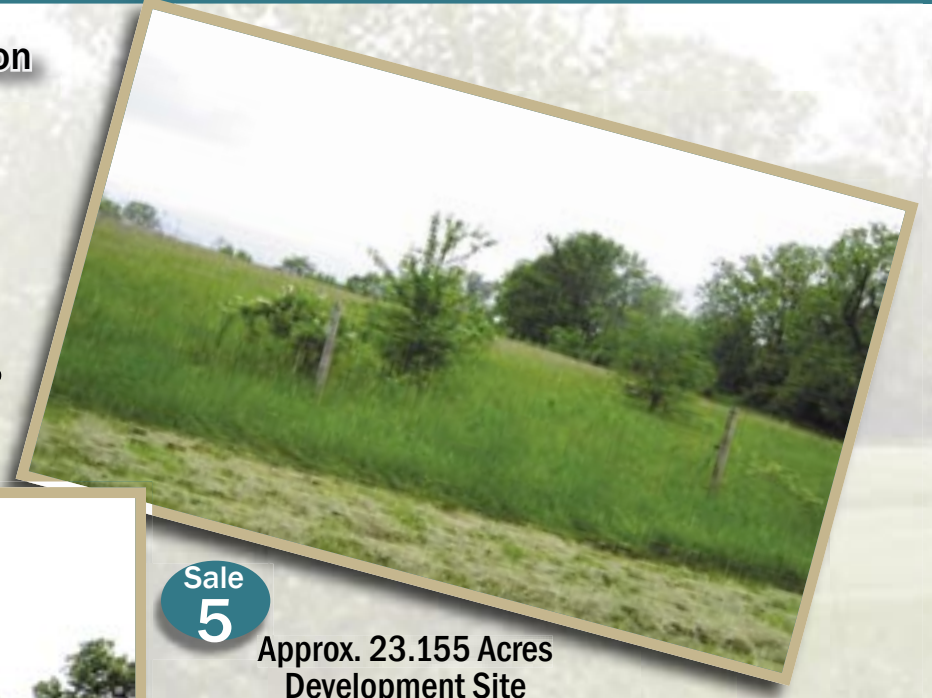
- Developed lots complete with roads, utilities and necessary governmental approvals
- 10 Lots have full or partial golf course views
- Nestled amongst existing homes in Moss Creek Subdivision
- Protected by Restrictive Covenants for Moss Creek Subdivision
- Utilities Available: Electric, Water, Sewer, Gas
- Estimated Annual Real Estate Taxes: \$800 - \$1,000 per lot. Taxes to be pro-rated at closing

Sale 4

21.888 Acre Development Site

Westbrook Road
(approx. 1/4 mile east of intersection with Hoke Rd.)

- Undeveloped tract, previously approved for development of 114 residential units
- Ideal for Residential Development or Agricultural use
- Approximately 1,264' frontage on Westbrook Road
- West side of property abuts holes 17 and 18 of Moss Creek Golf Club
- Utilities Available: Electric, Water, Sewer, Gas
- Estimated Real Estate Taxes: Approx. \$2,284.00 . Taxes to be pro-rated at closing.



Sale 5

Approx. 23.155 Acres Development Site

Westbrook Road
(approx. 1/2 mile east of intersection with Hoke Rd.)

- Undeveloped tract, previously approved for development of 277 multi family units
- Ideal for Residential Development or Agricultural use
- Approx. 1,174' frontage on Westbrook Road
- Approx. 800' frontage on first fairway of Moss Creek Golf Club
- Utilities Available: Electric, Water, Sewer
- Estimated Annual Real Estate Taxes: \$168.00. Taxes to be pro-rated at closing.

Sale 2

25 Existing Gated Patio Homes

All located within Moss Creek Subdivision

- 19 developed lots complete with roads, utilities and necessary governmental approvals
- Additional 6 platted lots without street improvements to be sold as one
- 16 Lots have full or partial golf course views
- Located in gated portion of Moss Creek Subdivision
- Protected by Restrictive Covenants for Moss Creek Subdivision
- Utilities Available: Electric, Water / Sewer, Gas
- Estimated Annual Real Estate Taxes: Montgomery County - \$800 - \$1,000 per lot Taxes to be pro-rated at closing.



Sale 6

53.887 Acre Future Development Site

Shiloh Springs Rd. & Sherfield Drive

- Undeveloped tract originally set aside for future development of Moss Creek
- Ideal for Residential Development or Agricultural use
- Approx. 1,052.45' frontage on Shiloh Springs Rd.
- Utilities Available: Electricity
- Estimated Annual Real Estate Taxes: \$2,306.00 Taxes to be pro-rated at closing.



Sale 3

3 Single Family Development Sites

All located within Moss Creek Subdivision

- Tract 1 - Approx. 7.34 Acres
 - North & east sides abut Moss Creek Golf Club
 - Breckenridge Trail terminates at property
 - 78' frontage on Oakes Rd.
- Tract 2 - Approx. 7.90 Acres
 - North side abuts Moss Creek golf Club
 - 750' frontage on Oakes Rd.
- Tract 3 - 8.96 Acres
 - North & west sides abut Moss Creek Golf Club
 - Approx. 600' frontage on Oakes Rd.
- Originally planned as Phase III of Moss Creek
- Utilities Available: Electric, Water, Sewer, Gas
- Estimated Annual Real Estate Taxes: Tract 1 - \$866.16;

