

OHIO LAND PURCHASE AND SALE AGREEMENT

Property Location: _____ County: _____

Parties:

Seller Information:

Full Name(s): _____

Address: _____

Phone/Email: _____

Buyer Information:

Full Name(s): _____

Address: _____

Phone/Email: _____

Property Description:

The Seller agrees to sell and the Buyer agrees to purchase the real property located in the State of Ohio, County of _____, described as follows:

_____. This includes all rights, privileges, and appurtenances belonging to the property, including but not limited to the land, improvements, fixtures, and easements.

Purchase Price and Payment Terms:

Total Purchase Price: _____ USD

Earnest Money Deposit: _____ USD

Balance Due at Closing: _____ USD

Payment Method: _____

Clause 1 – Agreement to Sell and Purchase

Seller agrees to sell and Buyer agrees to purchase the Property on the terms and conditions set forth in this Agreement. Both parties represent they have full legal capacity to enter into this Agreement.

Clause 2 – Property Condition; AS-IS Sale

Buyer accepts the Property in its present condition AS-IS, WHERE-IS, with all faults and defects, known or unknown, and without any warranties except as expressly stated herein.

Clause 3 – Title and Conveyance

Seller shall convey good and marketable title to the Property by a General Warranty Deed or other appropriate deed, free and clear of all liens, encumbrances, and restrictions except those disclosed in this Agreement.

Clause 4 – Inspections and Due Diligence

Buyer shall have the right to conduct inspections, surveys, environmental assessments, and other due diligence procedures at Buyer's expense prior to Closing. Buyer may terminate this Agreement if unsatisfied with the results within the time frame specified herein.

Clause 5 – Closing

Closing shall occur at a mutually agreed location where Seller shall deliver the deed and any other documents required to transfer ownership. Buyer shall pay the balance of the Purchase Price and closing costs as agreed.

Clause 6 – Prorations

Taxes, assessments, rents, utilities, and other costs related to the Property shall be prorated between Seller and Buyer as of the Closing date.

Clause 7 – Risk of Loss

Risk of loss or damage to the Property shall remain with Seller until Closing. If material damage occurs before Closing, Buyer may terminate this Agreement or proceed with an agreed adjustment.

Clause 8 – Representations and Warranties

Seller represents that the Property complies with all applicable laws and regulations, that Seller has no knowledge of hazardous materials on the Property, and that there are no pending legal actions affecting the Property.

Clause 9 – Default and Remedies

If Buyer defaults, Seller may retain deposits as liquidated damages. If Seller defaults, Buyer may seek specific performance or damages. Both parties agree to mitigate damages and act in good faith.

Clause 10 – Notices

All notices required or permitted under this Agreement shall be in writing and delivered personally, by certified mail, or by overnight courier to the parties' addresses.

Clause 11 – Governing Law and Venue

This Agreement shall be governed by the laws of the State of Ohio. Venue for any disputes shall be in the appropriate court in the County where the Property is located.

Clause 12 – Entire Agreement

This Agreement contains the entire understanding between the parties and supersedes all prior agreements or understandings relating to the Property.

Clause 13 – Amendments

Any amendments or modifications to this Agreement must be in writing and signed by both parties.

Clause 14 – Severability

If any provision of this Agreement is found invalid or unenforceable, the remainder shall remain effective to the fullest extent permitted by law.

Clause 15 – Counterparts

This Agreement may be executed in counterparts, each of which is deemed an original, and all of which constitute one agreement.

Clause 16 – Brokerage

Neither party has engaged a real estate broker or agent, or if so, any commissions shall be paid as specified in a separate agreement.

Clause 17 – Tax Matters

Buyer acknowledges responsibility for all transfer taxes, recording fees, and other expenses associated with the transfer of the Property.

Clause 18 – Environmental Compliance

Seller warrants no known violations of environmental laws affecting the Property and agrees to notify Buyer of any such conditions.

Clause 19 – Representations of Authority

Each party represents that it has the authority to enter into this Agreement and to perform its obligations hereunder.

Clause 20 – Execution

The parties have executed this Agreement as of the date first written above, intending to be legally bound by its terms.

SELLER'S SIGNATURE

BUYER'S SIGNATURE

Signature: _____

Signature: _____

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