

## PUBLIC AUCTION OF REAL ESTATE & PERSONAL PROPERTY

Date: Saturday, April 21, 2018

Time: 9:30 A.M. (Personal Property) ~ 12:00 Noon (Real Estate)

Location: 422 W. Wheeling Street, Lancaster, Ohio 43130

Two (2) Real Estate Parcels (No. 0536077000 and No. 0535023800) selling separate by Power of Attorney for Mrs. Louisea Kathryn Campbell (Sargent), and some Personal Property added belonging to the late Russell B. Campbell (Louisea's Brother).



422 W. Wheeling Street, Lancaster, Ohio 43130



1025 Sugar Grove Road, Lancaster, Ohio 43130

**Description of Real Estate:** (*First Parcel - 422 W. Wheeling Street, Lancaster*) Parcel No. 0536077000; Legal Description: SNYDERS ADD LOT 56; Zoned Residential (R-Single Family); City of Lancaster, in Fairfield County, Ohio. Lot Size is 40 x 184; improved with a 2-Story dwelling constructed in 1900, & containing approx. 1656 sq. ft. (per Fairfield County Auditor); with 6 rooms, 3 Bedrooms, 2.5 Baths, with a Full Basement. Home has Gas Heat. Other improvements include a 22' x 30' Detached Garage (3-Car) constructed in 1955. Taxes are \$1,006.55 per year based off County Valuation of \$75,120.00.

### Open House Dates:

Sun., April 8<sup>th</sup> @ 1-3:00 PM

Sun., April 15<sup>h</sup> @ 1-3:00 PM

Thurs., April 19<sup>th</sup> @ 5-7:00 PM

**Auctioneer's Note:** A very well-kept Home (Dated, but very clean). Would make a Great Starter Home or Investment Home. **Terms of Sale (Real Estate) for Parcel No. 0536077000:** County Valuation of \$75,120.00; and Real Estate will not be sold for less than two thirds of County Valuation (\$50,080.00). A \$4,000.00 Non-Refundable Deposit will be required by the Buyer day of sale, & the Balance of the purchase price will be due in full on or before May 23, 2018. **No Contingencies Accepted.** Title will pass by General Warranty Deed with Release of Dower, with no further evidence of Title being provided by the Seller. Taxes will be prorated through date of closing, with possession being at closing.

**Description of Real Estate:** (*Second Parcel - 1025 Sugar Grove Road, Lancaster*) Parcel No. 0535023800; Legal Description: R 18 T 14 S 7 SW -7- .47A; Zoned Residential (R-Single Family); City of Lancaster, in Fairfield County, Ohio. Lot Size is 0.47 of an Acre; improved with a 1-Story Block dwelling constructed in 1954, & containing approx. 696 sq. ft. (per Fairfield County Auditor); with 4 rooms, 1 Bedroom and 1 Bath, all situated on a Crawl Space. Home has Gas Heat. No additional improvements. Taxes are \$903.14 per year based off County Valuation of \$69,000.00.

### Open House Dates:

Sun., April 8<sup>th</sup> @ 4-6:00 PM

Sun., April 15<sup>th</sup> @ 4-6:00 PM

**Auctioneer's Note:** Home is in need of repair and updates. Vacant for approx. 4 to 5 years. **Terms of Sale (Real Estate) for Parcel No. 0535023800:** County Valuation of \$69,000.00. This particular Parcel will be sold Absolute, with No Minimum Bid. A \$2,500.00 Non-Refundable Deposit will be required by the Buyer day of sale, & the Balance of the purchase price will be due in full on or before May 23, 2018. **No Contingencies Accepted.** Title will pass by General Warranty Deed with Release of Dower, with no further evidence of Title being provided by the Seller. Taxes will be prorated through date of closing, with possession being at closing.

**NOTE:** Both Parcels of Real Estate (No. 0536077000 and No. 0535023800) are being sold in, as-is condition in all respects with no warranties written, expressed or implied. All Buyers will have the right to have the structure(s) & mechanics professionally inspected & to complete any environmental studies they might desire including but not limited to lead base paint. Any & all inspections must be completed prior to sale date & will be at the Buyer's expense. No Co-Op Fees being paid by Terryl A. Queen, Auctioneer/Realtor, and/or Ohio Real Estate Auctions LLC. Any Buyer's wishing to have Buyer/Broker Representation must pay their Buyer/Broker Fees.

**PERSONAL PROPERTY:** (Sale begins at 9:30 A.M.) [ [Chattels & Terms to be published at a later date.](#) ]

**Power Of Attorney:** Mrs. Joyce Ann Blosser

**Attorney:** Mr. Craig M. Vandervoort, Attorney At Law

123 South Broad Street, Suite 211, Lancaster, Ohio 43130

740-653-0461



Sale Conducted By: Terryl A. Queen, Auctioneer/Realtor  
Associate of Ohio Real Estate Auctions, LLC

Mr. Barry Baker, Broker

Call: 740-969-2983 or 740-412-3608 (Cell)

Email: [taqueenauctions@aol.com](mailto:taqueenauctions@aol.com)

Auctioneer is licensed by Department of Agriculture and bonded in favor of State of Ohio Recovery Fund. Statements made day of sale take precedence over written. View ad & photos at [www.auctionzip.com](http://www.auctionzip.com) (Auctioneer ID # 10471) and/or [www.OhioRealEstateAuctions.com](http://www.OhioRealEstateAuctions.com).