

## PUBLIC AUCTION OF REAL ESTATE

Date: Saturday, February 6, 2016

Time: 1:00 P.M. (Real Estate)

Location: 100 W. High Street, Amanda, Ohio 43102



Owner: Amanda Presbyterian Church

**Description of Real Estate:** Parcel No. 0030073500; Legal Description: R 20 T 13 S 35 SE; Zoned Residential (511)-R - Single Family Dwelling, in the Village of Amanda, Amanda Township, Fairfield County, Ohio. Lot Size 83 x 132; improved with a Two-Story dwelling constructed in 1906, & containing approx. 2080 sq. ft. (per Fairfield County Auditor). Dwelling consists of 7 rooms, 3 Bedrooms & 1.5 Bath, with a Partial Basement. Home is heated by a Gas Furnace with Central Air. Other improvements include an 18' x 24' Detached Garage with Work Area. Taxes are \$1,325.20 per year.

### Open House Dates:

Sun., Jan. 10<sup>th</sup> @ 2-4 PM

Sun., Jan. 17<sup>th</sup> @ 2-4 PM

Sun., Jan. 24<sup>th</sup> @ 2-4 PM

Sat., Jan. 30<sup>th</sup> @ 2-4 PM

Home may be viewed prior to the Auction Date by contacting the Auctioneer for a private showing.

**Terms of Sale (Real Estate):** Fairfield County Auditor's Valuation of \$108,300.00; Real Estate will not sell for less than \$55,000.00. A \$3,500.00 Non-Refundable Deposit will be required day of sale, & the Balance of the purchase price will be due in full on or before March 11, 2016. **No Contingencies accepted.** Title will pass by General Warranty Deed with no further evidence of Title being provided by the Seller. Taxes will be pro-rated through the date of closing, & possession will be at closing. Termite Inspection & Warranty will be provided by the Seller through GICO of Columbus, Ohio. The Real Estate is 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 & 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 Ohio Real Estate Auctions. Any Buyer's wishing to have Buyer/Broker Representation must pay their own Buyer/Broker Fees.

**Auctioneer's Note:** The Amanda Presbyterian Church are the Original Owners of the Home since construction in 1906. The Home has been used as the Church Parsonage & also as a Rental. Updates include Windows, Gas Furnace, Central Air, Kitchen & Bath Fixtures, & some Electrical. Home includes a Range, Refrigerator, Dishwasher, Washer & Dryer.



### 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 (Mobile)

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

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