

## PUBLIC AUCTION OF REAL ESTATE

Date: Saturday, February 23, 2013

Time: 12:00 Noon (Real Estate)

Location: 1161 Lone Pine Road, Circleville, Ohio 43113

Real Estate being the Home of the late Walter M. Hall, of Circleville, Ohio.



Real Estate Sells With a Minimum Bid of \$85,000.00

**Description of Real Estate:** Parcel No. A0511340001500; Legal Description LT-23 Blue SD 2ND; Yamarick Township, Pickaway County, Ohio; Zoned Residential, R-Single Family. Lot Size 60 x 126; improved with a Ranch Style dwelling constructed in 1962, & containing approx. 1086 sq. ft. (per Pickaway County Auditor). Dwelling consists of 7 rooms, 3 Bedrooms & 1.5 Baths, with a Full Basement; and a 2-Car Attached Garage. Taxes are \$1,771.06 per year.

### Open House Dates

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

Wed., Feb. 13<sup>th</sup> @ 4-6 PM

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

**Auctioneer's Note:** Beautiful North End Ranch with many updates to include First Floor Laundry and Pantry; Bathroom w/Easy Access Shower, Windows, Gutters, Home Security System, Gas Furnace and Central Air. Home is well cared for and move-in ready.

**Terms of Sale (Real Estate):** Home will be offered at Public Auction with a Minimum Bid of \$85,000.00. 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 28<sup>th</sup>, 2013. **No Contingencies Accepted.** Title will pass by Trustee's Deed with no further evidence of Title being provided by the Sellers. Taxes will be pro-rated through date of closing, and possession will be at closing. 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 Buyers wishing to have Buyer/Broker Representation must pay their Buyer/Broker Fees.

**Attorney for the Walter M. Hall Trust:**

Mr. James K. Hill

Attorney At Law

408 E. Main Street

Circleville, Ohio 43113

Office: 740-474-2505



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: [tqueenauctions@aol.com](mailto:tqueenauctions@aol.com)

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