

PUBLIC AUCTION OF REAL ESTATE

Date: Sunday, September 25, 2016

Time: 3:00 P.M. (Real Estate)

1:00 P.M. (Personal Property)

Location: 7700 Cubbage Road, Westerville, Ohio 43081



Description of Real Estate: Parcel No. 110-003042-00; Legal Description: 7700 CUBBAGE RD 4.713 AC LOT 15-24; Blendon Township, in Franklin County, Ohio; Zoned Residential, R-Single Family. Being 4.56 Acres, improved with a 1-Story Ranch Style dwelling constructed in 1958, & containing approx. 1764 sq. ft. (per Franklin County Auditor). Dwelling consists of 6 rooms; 3 Bedrooms; 1.5 Baths; an Enclosed Sun Room; a Full Basement; a 14' x 28' Attached Garage; & a 22' x 22' Work Shop/Garage Attached. Other improvements include a 28' x 36' Metal Pole Building, constructed in 1978. Taxes are \$6,898.54 per year based off County Tax Valuation of \$244,500.00.

Open House Dates:

Tues., Sept. 13th @ 5-7:00 PM

Sun., Sept. 18th @ 2-4:00 PM

Tues., Sept. 20th @ 5-7:00 PM

Real Estate may be viewed prior to the Auction Date by contacting Terryl A. Queen, Auctioneer/Realtor, for a private showing.

Auctioneer's Note: Really nice & well cared for Ranch dwelling located in Blendon Township, just minutes to Hoover Dam. Nice Country-Style Lot with Mature Trees. Home has Hardwood Floors, nice Kitchen Cabinets & plenty of Storage.

Terms of Sale (Real Estate): The Real Estate is being offered with a Minimum Bid below Tax Card Valuation. A \$5,000.00 Non-Refundable Deposit will be required day of sale, & the Balance of the purchase price will be due in full on or before October 28th, 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 date of closing, with possession being at closing date. 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 Terryl A. Queen, Auctioneer/Realtor, and/or Ohio Real Estate Auctions. Any Buyer's wishing to have Buyer/Broker Representation must pay their Buyer/Broker Fees.

PERSONAL PROPERTY: (Sale of Personal Property begins at 1:00 pm; & is being conducted by BC Auctions LLC, Brad Carroll, Auctioneer, 614-425-8777)



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

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.