

## PUBLIC AUCTION OF REAL ESTATE & PERSONAL PROPERTY

Date: Saturday, October 29, 2016

Time: 10:00 A.M. (Personal Property)

12:00 Noon (Real Estate)

Location: 4880 Fosnaugh School Rd., SW, Amanda, Ohio 43102



**Description of Real Estate:** Parcel No. 0020066300; Legal Description: R 20 T 13 S 30 SE; Amanda Township, in Fairfield County, Ohio; Zoned Residential, R-Single Family. Being 6.44 Acres, improved with a 2-Story dwelling constructed in 1930, & containing approx. 1371 sq. ft. (per Fairfield County Auditor). Dwelling consists of 6 rooms; 3 Bedrooms, 1 Bath, with a 1-Room Basement. Home is heated by Oil. Other improvements include a 24' x 24' Detached Garage (constructed in 1986); & Barn with Lean To's (50' x 19'; 12' x 50'; 30' x 40'; & 9' x 22'), mostly constructed in 1986. Taxes are \$1,769.68 per year based off County Valuation of \$140,390.00.

### Open House Dates:

Tuesday, September 27<sup>th</sup> @ 5-7:00 PM

Sunday, October 9<sup>th</sup> @ 3-5:00 PM

Sunday, October 16<sup>th</sup> @ 3-5:00 PM

**Auctioneer's Note:** Well-kept 2-Story Dwelling with 6.44 Rolling Acre Mini Farm. Amazing view to East of property (See for miles); Fenced Pasture; & original Barn is old Log-style.

**Terms of Sale (Real Estate):** The Real Estate is being offered with a Minimum Bid of \$115,000.00. 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 November 30<sup>th</sup>, 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. 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 wishing to have Buyer/Broker Representation must pay their Buyer/Broker Fees.

**PERSONAL PROPERTY:** (Sale begins at 10:00 am) [ [Chattels & Terms to be published at a later date.](#) ]



### 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.