

## PUBLIC AUCTION OF REAL ESTATE & PERSONAL PROPERTY

Date: Saturday, November 12, 2016

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

12:00 Noon (Real Estate)

Location: 872 Lincoln Dr., Circleville, Ohio 43113

Real Estate being in the Estate of Wanita M. (Will) Miller, Pickaway County Probate Case No. 2015PB000274EA.



**Description of Real Estate:** Parcel No. A0511240000100; Legal Description: PT SW ½; Zoned Residential (R-Single Family); Yamarick Township, in Pickaway County, Ohio. Lot Size is 75 x 175; improved with a Ranch Style dwelling constructed in 1954, & containing approx. 1092 sq. ft. (per Pickaway County Auditor). Dwelling consists of 4 rooms; 2 Bedrooms & 1 Bath, with a Full Basement. Home has Gas Heat. Other improvements include a 22' x 26' Detached Garage, constructed in 1954. Taxes are \$1,748.16 per year based off County Tax Valuation of \$97,850.00.

### Open House Dates:

Sun., Oct. 30<sup>th</sup> @ 2-4:00 PM

Tues., Nov. 1<sup>st</sup> @ 4-6:00 PM

Sun., Nov. 6<sup>th</sup> @ 2-4:00 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:** Nice North End Ranch Home with Mature Trees, partially Fenced Lot. Great Opportunity to Downsize; Fix up to resale, or even make a Great Starter Home.

**Terms of Sale (Real Estate):** The Real Estate is being offered & will sell with a Minimum Bid of \$60,000.00. A \$4,000.00 Non-Refundable Deposit will be required day of sale, & the Balance of the purchase price will be due in full on or before December 15<sup>th</sup>, 2016. **No Contingencies Accepted.** Title will pass by Executor's Deed with no further evidence of Title being offered by the Estate. 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's wishing to have Buyer/Broker Representation must pay their Buyer/Broker Fees.

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

Executrix for the Estate: Mrs. Barbara Davis

Attorney for the Estate: Mr. Matthew S. Tootle, Attorney At Law

180 W. Franklin Street, P.O. Box 521, Circleville, Ohio 43113-0521

740-474-6021



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).