

PUBLIC AUCTION OF REAL ESTATE

Date: Thursday, December 15, 2016

Time: 4:00 P.M.

Location: 156 Hayward Ave., Circleville, Ohio 43113



Description of Real Estate: Parcel No. A0510130001000; Legal Description: LT-1753 WHOLE; Zoned Residential (R-Single Family); Yamarick Township, in Pickaway County, Ohio. Lot Size is 40 x 123; improved with a Ranch Style dwelling constructed in 1982, & containing approx. 840 sq. ft. (per Pickaway County Auditor). Dwelling consists of 4 rooms; 2 Bedrooms & 1 Bath, situated on a Crawl Space. Home has Electric Baseboard Heat. Taxes are \$810.86 per year based off County Tax Valuation of \$45,790.00.

Open House Dates:

Sun., Nov. 20th @ 2-4:00 PM

** Tues., Dec. 6th @ 4-6:00 PM

Sun., Dec. 11th @ 2-4:00 PM

[** Open House Date/Time was changed due to Death in Family.]

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

Auctioneer's Note: Home would make a great Investment Rental Home. Needs some minor repairs.

Terms of Sale (Real Estate): The Real Estate is being offered & will sell with a Minimum Bid of \$17,000.00. A \$3,500.00 Non-Refundable Deposit will be required by the Buyer on day of sale, & the Balance of the purchase price will be due in full on or before January 20th, 2017. **No Contingencies Accepted.** Title will pass by General Warranty Deed with Release of Dower; no further evidence of Title being offered 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's wishing to have Buyer/Broker Representation must pay their Buyer/Broker Fees.



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: taqueનાuctions@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 (Auctioneer ID # 10471) and/or www.OhioRealEstateAuctions.com.