

PUBLIC AUCTION OF REAL ESTATE

Date: Saturday, April 29, 2017

Time: 12:00 Noon

Location: 11427 Brown St., Stoutsville, Ohio 43154



Description of Real Estate: Parcel No. 0120100500; Legal Description: J STOUTS 2ND ADD LOT 42; Map Number: 0003-00-051-00; Clearcreek Township, in Fairfield County, Ohio; Zoned Residential, R-Single Family. Lot Size is 66 x 139, improved with a 2-Story dwelling constructed in 1900, & containing approx. 1461 sq. ft. (per Fairfield County Auditor). Dwelling consists of 7 rooms; 3 Bedrooms and 1 Full Bath with a Full Basement, and a 12' x 28' Attached Garage. Home has Gas Heat with Public Water/Sewage. Other improvements include a 24' x 44' Framed Barn with Loft, constructed in 1930. Taxes are \$1,048.58 per year based off County Tax Valuation of \$82,260.00.

Open House Dates:

Sun., April 2nd @ 2-4:00 PM

Sun., April 9th @ 2-4:00 PM

Sun., April 23rd @ 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: Really nice constructed 1900's 2-Story dwelling located in the Village of Stoutsville. A well-kept Home that has been in the same family for over 60 years. Super clean with a new Gas Furnace and Gas Hot Water Tank in 2016. Old style Hardwood Floors under Carpet.

Terms of Sale (Real Estate): The Real Estate is being offered with a Minimum Bid below Tax Card Valuation. 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 May 31, 2017. **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.



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.