

PUBLIC AUCTION OF REAL ESTATE & PERSONAL PROPERTY

Date: Saturday, May 20, 2017

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

12:00 Noon (Real Estate)

Location: 1850 Chippewa Dr., Circleville, Ohio 43113

(Located in Logan Elm Village)

Real Estate (Parcel No. A0300020105800) and Personal Property are being sold to settle the Estate of Dianna L. (Arledge) Clark, Pickaway County Probate Case No. 2017PB000057EA.



Description of Real Estate: Parcel No. A0300020105800; Legal Description: LT-119 LOGAN ELM VILLAGE SEC 3; Zoned Residential (R-Single Family); Circleville Township, in Pickaway County, Ohio. Lot Size is 70 x 110; improved with a Brick Ranch Style dwelling constructed in 1972, & containing approx. 1026 sq. ft. (per Pickaway County Auditor). Dwelling consists of 5 rooms; 3 Bedrooms & 1 Bath, all situated on a Slab, with a 12' x 27' Attached 1-Car Garage & a 12' x 20' Attached Sunroom. Home has Electric Heat with Central Air. Other improvements include a 10' x 12' Utility Shed built on-site in 1990. Taxes are \$1,171.13 per year.

Open House Dates:

Thursday, May 4th @ 5-7:00 PM

Thursday, May 11th @ 5-7:00 PM

Sunday, May 14th @ 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 Brick Ranch located just inside Logan Elm Village. Many Updates, Fenced Backyard with Deck, a 12' x 20' Enclosed Sunroom.

Terms of Sale (Real Estate): The Real Estate is being offered with a Minimum Bid of \$80,000.00 based off Estate Appraisal of \$107,919.00. A \$3,500.00 Non-Refundable Deposit will be required by the Buyer day of sale, & the Balance of the purchase price will be due in full on or before June 23, 2017. **No Contingencies Accepted.** Title will pass by Executor's Deed with no further evidence of Title being provided by the Estate. Taxes will be prorated 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.]

Executor for the Estate: Mr. Glenn Arledge

Attorney for the Estate: Mr. Kyle W. Jones, Attorney At Law

1 N. Main Street, Kingston, Ohio 45644

740-655-2002



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. View ad & photos at www.auctionzip.com (Auctioneer ID # 10471) and/or www.OhioRealEstateAuctions.com.