

PUBLIC AUCTION OF REAL ESTATE & PERSONAL PROPERTY

Date: Saturday, June 24, 2017

Time: 10:00 A.M. (Personal Property) ~ 12:00 Noon (Real Estate)

Location: 339 Watt Street, Circleville, Ohio 43113

Real Estate (Parcel No. A0510320001200) and Personal Property are being sold to settle the Estate of Wanda Maxine Streber, Pickaway County Probate Case No. 2017PB000159.



Description of Real Estate: Parcel No. A0510320001200; Legal Description: LT-153 WHOLE; Zoned Residential (R-Single Family); City of Circleville, Yamarick Township, in Pickaway County, Ohio. Lot Size is 50 x 181; improved with a 2-Story dwelling constructed in 1900, & containing approx. 1896 sq. ft. (per Pickaway County Auditor); with 8 rooms, 2 to 3 Bedrooms, 1 Bath Complete & 1 Bath Not Complete, with a Partial Basement. Home is heated by a Newer Bryant Gas Furnace, with Central Air. Other improvements include a 24' x 24' Detached Garage constructed in 1992. Taxes are \$1,597.78 per year.

Open House Dates:

Sun., May 28th @ 2-4:00 PM

Thurs., June 8th @ 5-7:00 PM

Thurs., June 1st @ 5-7:00 PM

Thurs., June 22nd @ 5-7:00 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: A well-kept 2-Story Home close to parade route of Circleville Pumpkin Show. First Floor of Home has been remodeled & in great shape. Second Story still needs to be remodeled. Updated Roof, Windows, Siding, Eaves & Gutters - approx. 1994. Could be converted into a Duplex.

Terms of Sale (Real Estate): The Real Estate is being offered with a Minimum Bid of \$75,000.00 based off Estate Appraisal of \$112,860.00. 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 July 24, 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.]

Executrix for the Estate: Mrs. Shirley Smith

Attorney for the Estate: Mr. James K. Hill, Attorney At Law

408 E. Main Street, Circleville, Ohio 43113

740-474-2505



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.