

## PUBLIC AUCTION OF REAL ESTATE & PERSONAL PROPERTY

Date: Saturday, July 28, 2018

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

Location: 308 Plyleys Lane, Chillicothe, Ohio 45601



### Open House Dates:

Thurs., July 12<sup>th</sup> @ 5–7:00 PM

Sun., July 15<sup>th</sup> @ 2–4:00 PM

Sun., July 22<sup>nd</sup> @ 2–4:00 PM

**Description of Real Estate:** [NOTE: 2-Parcel Sale] (*First Parcel*) – Parcel No. 261606434000; Legal Description: 308 PLYLEYS LN RES 9.25 16–6–434 0100/0664; Zoned Residential (R–Single Family); Scioto Township, in Ross County, Ohio. Lot Size is 9.25 Acres; improved with a Ranch Style dwelling constructed in 1950, & containing approx. 1584 sq. ft. (per Ross County Auditor); with 5 rooms, 3 Bedrooms, 1.5 Baths, with a Cellar Basement & a 26' x 28' Attached Garage. Home has Propane Gas Heat, with Central Air. Other improvements include a 15' x 23' Shed & a 16' x 24' Shed. Taxes are \$1,332.76 per year. (*Second Parcel*) – Parcel No. 305115088000; Legal Description: E SD PLYLEYS LN RES .78 51–15–88 0100/0664; Zoned Residential (R–Single Family); Scioto Township, in Ross County, Ohio. Lot Size is 0.79 of an Acre; with No Improvements (per Ross County Auditor). Taxes are \$128.78 per year.

**Auctioneer's Note:** What an Amazing Property with so much potential! Very Scenic view, Mature Trees with (Deer, Fox, & other Wildlife Beauty) approx. 10.04 Acres (per Ross County Auditor) with possibilities of Development. Property sits at the edge of Chillicothe Corporation Line. Union Scioto Schools. A Must See! **Terms of Sale (Real Estate):**

Both Parcels will be offered together only, & will sell with a Minimum Bid of \$195,999.00. A \$5,000.00 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 August 24, 2018. **No Contingencies Accepted.** Title will pass by General Warranty Deed with Release of Dower, with no further evidence of Title being provided by the Seller. Taxes will be prorated through date of closing, with possession being at closing. 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(s) & 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 at the Buyer's expense. No Co-Op Fees being paid by Terryl A. Queen, Auctioneer/Realtor, and/or Ohio Real Estate Auctions LLC. Any Buyer's wishing to have Buyer/Broker Representation must pay their Buyer/Broker Fees.

**PERSONAL PROPERTY INFO:** (LISTED ON PAGE 2 – SEE REVERSE SIDE OF PAGE)

OWNER/SELLER: Mrs. Carmen Skinner



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: [tqueenauctions@aol.com](mailto:tqueenauctions@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) and/or [www.tqueenauctions.com](http://www.tqueenauctions.com).

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### *ANTIQUES ~ GLASSWARE ~ LONGABERGER® BASKETS FURNITURE ~ HOUSEHOLD ~ GUNS ~ TOOLS*

**PERSONAL PROPERTY:** (Sale begins at 10:00 A.M.) **Guns:** *Will not be on premises until day of sale.* Winchester Model 190, 22 Auto; Winchester 94 30/30; High Point Model 995, 9MM; Mossberg Model 402, Palomino 22 Lever Action; Fie Model R6, 22 Bolt; Belgian Flobert 22 Single Shot; High Point 45 Cap Model 4595; High Point 9MM Model 995 (with extra Magazine); Mossburg 500 Youth 20ga (*New*); Mossburg 500 Slug Gun, 20ga; Excel Single Shot 12ga; HR Topper 48, 12ga Single; Eastern Arms 12ga Single; Single Shot 12ga Hammer. **Antiques:** Child's Hobby Horse on Wheels (Primitive); Child's Goat Wagon; Wood Child's Sled; (2) Copper Kettles; (2) C/I Kettles; (10) C/I Skillets/Griddle; (2) C/I Yard Chairs; Milk Can; Wood Apple Butter Paddles; Wood Butter Mold; Lamb Cake Mold; approx. 80-pc's of Pewter (*really nice collection* Cups/Plates/Cream/Sugars/Candlesticks/Bowls/etc.); several *nice* Mantle Clocks; (3) Crystal Clocks; Garrard Zero 92 Record Player; Corn Jobber; (2) old Scythes; Grinding Stone; (3) Glacier Stones; 1972-73-74 Picketonian Yearbooks; several *Nice* Quilts. **Glassware/Collectibles:** Approx. 26-pc's Ruby Red; Cranberry Ruffled Fenton Bowl; Crystal Glass; Individual Salts collect.; Ironstone Chambers Pot; (8) Oil Lights; approx. 24 Longaberger® Baskets; Medicine Bottles; RRP Crocks. **Antique Furniture:** Large Flatwall Cupboard; Oak Flatwall Cupboard; Spooled Clawfoot Parlor Table; Gateleg Table; Drum Parlor Table; 1-drw Corner Stand; Mahogany China; Cherry Sideboard; Walnut China Cabinet; Duncan Phyfe Table; assorted Kitchen Chairs; Mahogany Knee-Hole Desk; Table w/4-Chairs; 2-pc French Provincial China Hutch; Queen-Cherry Bed w/High Spindle Post; 7-drw Walnut Chest; Walnut Dresser & Chest; 5-drw Painted Chest; Full-Metal Bed; Corner Shelf; Sewing Rocker; *Very Nice* Ice Cream Table w/4-Chairs; Twin-Bed; *Real Fancy* Child's Carved Rocker; Child's Rocker; (2) Primitive Benches. **Newer Furniture:** *Nice* Leather Couch & Chair; several *Nice* Queen Ann Chairs; Drying Rack; GE Side-by-Side Refrigerator; Frigidaire Stackable Washer/Dryer; Toshiba & Srika Small Flat Screen TV; Lights/Lamps; Linens; Pictures & Frames; Common Household items: (4) Porch Rockers; Patio Furniture. **Tools:** Craftsman 10" Table Saw; Table Top Drill Press; (2) Battery Chargers; Small Hand Tools, several Stepladders; Yard Cart; *New* Wheelchair; (2)/(1-*New*) Thermablaster Wall Heaters (Propane).

**Terms of Sale (Personal Property):** Cash or Good State of Ohio Check w/Valid ID. No Out-of-State Checks.

Food available for purchase.

Auctioneers: Terry A. Queen (Amanda, OH) 740-412-3608

Greg Bresler