

26-ACRE FARM AUCTION

Date: Saturday, October 27, 2018

Time: 12:00 Noon (Real Estate)

Location: 13389 St. Rt. 56, Kingston, Ohio 45644

As Mr. Vernon & Mrs. Edna Otto have decided to relocate, they have contracted me to offer at Public Auction their wonderful 26-Acre Farm, which is currently used as a Produce Farm.



Description of Real Estate: Parcel No. K2500030009023; Legal Description: SEC 22; Zoned Agricultural; Saltcreek Township, in Pickaway County, Ohio. Lot Size is 26.637 Acres; improved with a 2-Story dwelling constructed in 2007, & containing approx. 2462 sq. ft. (per Pickaway County Auditor); with 8 rooms, 5 Bedrooms, (Could be 2 Baths), a Partial Basement with a Crawl Space; & Front & Rear Porches. Home is currently owned by an Amish Family, so it still needs Plumbing, Electric & Heating. Property has a Drilled Well. Other improvements include a 30' x 60' Pole Barn with a 20' x 60' Lean-To constructed in 2007; a 56' x 70' 2-Story Barn with Loft & an 11' x 60' Canopy, constructed in 2007. Taxes are \$2,974.30 per year based off a County Valuation of \$327,520.00.

Open House Dates:

Sat., Oct. 13th @ 4-6:00 PM

Mon., Oct. 15th @ 4:30-6:30 PM

Mon., Oct. 22nd @ 4:30-6:30 PM

Real Estate may be viewed prior to Auction date by contacting Terryl A. Queen, Auctioneer/Realtor, for a Private Viewing, or by attending one of the scheduled Open House Dates listed above. **No Sunday Viewings.**

Auctioneer's Note: Farm is mostly Tillable & Pasture, but has some Woods & a Pond. Very Peaceful setting with an amazing view to the West to watch those beautiful Sunsets. Large Home offers Large Rooms; Barns ready for use with one having Stalls & a Hayloft. Buyer will need to run Electric & Plumbing. Currently used as a Produce Farm with a good amount of Blackberry & Blueberry Plants; however, the Greenhouse & Sales Room will be optional for additional purchase.

Terms of Sale (for Real Estate): Pickaway County Auditor's Tax Card has Valuation of Property at \$327,520.00, & we will offer the said Real Estate at Auction with a Minimum Bid of \$195,000.00. A \$7,000.00 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 November 30, 2018. **No Contingencies Accepted.** Title will pass by General Warranty Deed, with no further evidence of Title being provided by the Seller. Taxes will be prorated through date of closing, with possession being 30 days from 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(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 & 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 LLC. Any Buyer's wishing to have Buyer/Broker Representation must pay their Buyer/Broker Fees.

Owners: Vernon & Edna Otto



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 and/or www.tqueenauctions.com.