

PUBLIC AUCTION OF REAL ESTATE

Date: Thursday, November 1, 2018

Time: 5:30 P.M.

Location: 935 S. Washington Street, Circleville, Ohio 43113

*2-Family Unit, (Up & Down)
Sells Absolute With No Minimum Bid!*



Description of Real Estate: Parcel No. A0541010002000; Legal Description: TRACT 10 RSD; Zoned Residential (R-Two Family Dwelling - Platted Lot); City of Circleville, Yamarick Township, in Pickaway County, Ohio. Lot Size is 100 x 225; improved with a 2-Story dwelling constructed in 1900, & containing approx. 2372 sq. ft. (per Pickaway County Auditor); with 9 rooms, 4 Bedrooms, 2 Full Baths, 2 Kitchens; & a Full Basement. Other improvements include a 26' x 30' Metal Pole Building constructed in 1980. Home has Gas Heat, with Central Air. Taxes are \$1,974.54 per year based off County Valuation of \$116,470.00.

Open House Dates:

Tuesday, Oct. 23rd @ 4-6:00 PM

Tuesday, Oct. 30th @ 4-6:00 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.

Auctioneer's Note: Great Investment Opportunity for New Owners to have two Rentals under same roof, plus third income by renting Garage Space. Home is dated & needs Roof Repair. Nice Big Lot with room to build more Garage Space or add on to House.

Terms of Sale (Real Estate): The Real Estate will be sold Absolute, with no Minimum Bid. A \$2,500.00 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 December 5, 2018. **No Contingencies Accepted.** Title will pass by General Warranty Deed with Release of Dower, with no further evidence of Title being offered by the Seller(s). 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.

Owner: Darryl Crosby



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.