

PUBLIC AUCTION

REAL ESTATE AND PERSONAL PROPERTY

Date: Saturday, February 9, 2013

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

12:00 Noon (Real Estate)

Location: Pickaway County Fairgrounds, Grange Building,
451 Lancaster Pike, Circleville, Ohio 43113

Real Estate being 526 Garden Parkway, Circleville, Ohio 43113

[NOTE: Real Estate Sells At Fairgrounds.]

Real Estate being the Home of the late Reverend Everett N. Ratcliff.



Description of Real Estate: Parcel No. A0511270008800; Legal Description LT-42 Garden City SD; Yamarick Township, Pickaway County, Ohio; Zoned Residential, R-Single Family. Lot Size 74 x 137; improved with a Ranch Style dwelling constructed in 1974, & containing approx. 1225 sq. ft. (per Pickaway County Auditor). Dwelling consists of 6 rooms, 3 Bedrooms & 2 Full Baths, with a Full Basement; a 10' x 12' Enclosed Rear Porch; & a 21' x 22' Attached Garage. Taxes are \$2,255.34 per year.

Open House Dates

Thurs., January 24th @ 4-6 PM

Sun., January 27th @ 1-3 PM

Sun., February 3rd @ 1-3 PM

Terms of Sale (Real Estate): A \$3,500.00 Non-Refundable Deposit will be required day of sale, & the Balance of the purchase price will be due in full on or before March 9th, 2013. Real Estate sells subject to Seller's confirmation. The Real Estate is being offered as is, 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.

PERSONAL PROPERTY: (Sale begins at 10:00 AM) [Watch for future ad providing a complete listing of Chattels.]

Personal Property Sale Terms: Cash or Good State of Ohio Check



Sale Conducted By:
Terry A. Queen, Auctioneer/Realtor
Associate of Ohio Real Estate Auctions, LLC
Mr. Barry Baker, Broker
Call: 740-969-2983 or 740-412-3608 (Mobile)
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Auctioneer is licensed by Department of Agriculture and bonded in favor of State of Ohio Recovery Fund. View ad & photos at www.auctionzip.com (Auctioneer ID # 10471) and/or www.tqueenauctions.com.