

PUBLIC AUCTION OF REAL ESTATE & PERSONAL PROPERTY

Date: Saturday, April 27, 2019

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

Location: 15 Harrison Street, Tarlton, Ohio 43156

Being Sold to settle the Estate of Mrs. Betty Jean Hatz, Pickaway County Probate Case No. 2019PB000046EA.



Description of Real Estate: Parcel No. K2600040015500; Legal Description: LT-4 BLOCK 13 66 X 104; Zoned Residential (R-2 Family Dwelling); Saltcreek Township, in Pickaway County, Ohio. Lot Size is 66 x 104; improved with an old 2-Story dwelling constructed in 1900, & containing approx. 1821 sq. ft. (per Pickaway County Auditor); with 9 rooms, 4 Bedrooms, 2 Full Baths, all situated on a Crawl Space. Other improvements include a 24' x 28' Detached Pole Barn/Garage constructed in 1996. Fenced Yard. Home is heated by a Newer Gas Furnace, with Central Air. Taxes are \$1,059.04 per year.

Open House Dates:

Sun., April 14th @ 2-4:00 PM

Thurs., April 18th @ 5-7:00 PM

Tues., April 23rd @ 5-7:00 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: Really nice constructed 1900's 2-Story with loads of potential. Nice sized Rooms with updates being a Newer Furnace/Central Air & several New Windows on Ground Floor. Would make a Great Investment Home.

Terms of Sale (Real Estate): The Real Estate was appraised for the Estate of Mrs. Betty Jean Hatz at \$72,840.00, & will not be sold for less than \$55,000.00. 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 May 30, 2019. **No Contingencies Accepted.** Title will pass by Executors 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. 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: (Sale begins at 10:00 A.M.) [Chattels & Terms to be published at a later date.]

Executor for the Estate: Mrs. Donna Raines

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 and/or www.tqueenauctions.com.