

PUBLIC AUCTION OF REAL ESTATE & PERSONAL PROPERTY

"Fredrick T. Barton Trust"

Date: Saturday, May 18, 2019

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

Location: 18396 Laurel Street, Laurelville, Ohio 43135

ANTIQUÉ AUTOS ~ TOOLS ~ COLLECTIBLES ~ FURNITURE ~ HOUSEHOLD



Description of Real Estate: (2-Parcels) Total of 2.3440 Acres, located in Village of Laurelville, in Perry Township, in Hocking County, Ohio. **First Parcel:** Parcel No. 14-000007.0000; Legal Description: LOT 1 PT. MAP 1 DEED OR166-501, OR477-398; Zoned Residential (R-Single Family). Lot Size is 0.2900 of an Acre; improved with a Ranch Style dwelling constructed in 1961, & containing approx. 1620 sq. ft. (per Hocking County Auditor); with 5 rooms, 2 to 3 Bedrooms, 2 Baths, all situated on a Crawl Space; & an Attached 15' x 28' One-Car Garage. Home has Gas Heat, with Central Air. Taxes are \$1,354.68 per year. **Second Parcel:** Parcel No. 14-000001.0301; Legal Description: LOT 1 PT. MAP 1 DEED OR166-501, OR477-398; Zoned Residential (R-Single Family). Lot Size is 2.0540 Acres; improved with a 30' x 45' Pole Barn; a 15' x 36' Enclosed Lean Too with a 9' x 15' Open Lean Too & an additional Long Lean Too. Barn is heated by Overhead Gas Furnace. Barn is on Separate Electric Meters from the House & has a Half Bath. Taxes are \$515.84 per year. Combined Taxes for both Parcels is \$1,870.52 per year.

Open House Dates:

Sun., April 28th @ 1-3:00 PM Sun., May 5th @ 1-3:00 PM Thurs., May 9th @ 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, well maintained Ranch Home located in Village of Laurelville. Updates include Roof, Windows, Kitchen with nice Baths. Large Shop/Barn offers many possibilities with over 2.0 Acres right in Village. Home is well kept and clean; Move-in Condition.

Terms of Sale (Real Estate): The Real Estate is being offered with a Minimum Bid of \$130,000.00. A \$3,000.00 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 June 19, 2019. **No Contingencies Accepted.** Title will pass by Trustee Deed, 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, where 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.) [See Auctionzip for Personal Property Listing & Terms.]



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.