

PUBLIC AUCTION OF REAL ESTATE

Date: Saturday, March 9, 2013

Time: 12:00 Noon

Location: 565 Ridgewood Dr., Circleville, Ohio 43113



Real Estate Sells With a Minimum Bid of \$100,000.00

Description of Real Estate: Parcel No. A0511280000600; Legal Description LT-32 Ridgewood SD; Yamarick Township, Pickaway County, Ohio; Zoned Residential (R-Single Family). Lot Size 145 x 205 (0.68 of an Acre); improved with a Ranch Style dwelling constructed in 1960, & containing approx. 1,646 sq. ft. (per Pickaway County Auditor). Dwelling consists of 8 rooms, 3 Bedrooms & 2 Baths; First Floor Laundry; a Partial Basement with Crawl Space; a 20' x 24' 2-Car Attached Garage; a 9' x 19' Covered Rear Porch/Sunroom; & a large Wood Deck. Fenced Rear Yard with Mature Trees. Home is heated with a new Bryant Gas Furnace & has newer Central Air. Taxes are \$2,604.64 per year.

Open House Dates

Sun., Feb. 24th @ 2-4 PM

Wed., Feb. 27th @ 4-6 PM

Sun., March 3rd @ 2-4 PM

Auctioneer's Note: Real Nice North End Ranch Home with Large Rooms & Large Fenced Rear Yard. Updates include Gas Furnace/Central Air; all Exterior Doors; Water Heater; 200 amp Elec. Panel; Carpet; & Replacement Windows.

Terms of Sale (Real Estate): Pickaway County Auditor Tax Card Valuation of \$149,480.00 for 2013, & will not sell for less than \$100,000.00. 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 April 9th, 2013. **No Contingencies Accepted.** Title will pass by General Warranty Deed with no further evidence of Title being provided by the Sellers. Taxes will be pro-rated through date of closing, and possession will be at 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 & 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 Ohio Real Estate Auctions. Any Buyers wishing to have Buyer/Broker Representation must pay their Buyer/Broker Fees.

Owners: Mr. Donald & Mrs. Linda Riffle



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 (Mobile)

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