

## PUBLIC AUCTION OF REAL ESTATE & PERSONAL PROPERTY

Date: Saturday, August 3, 2019

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

Location: 610 Amanda Northern Road, NW, Lancaster, Ohio 43130



**Description of Real Estate:** Parcel No. 0080089300; Legal Description: R 20 T 14 S 34 NW; Zoned Residential (R-Single Family); Bloom Township, in Fairfield County, Ohio. Being 4.35 Acres; improved with a Brick Ranch Home constructed in 1974, & containing approx. 1605 sq. ft. (per Fairfield County Auditor); with 6 rooms, 3 Bedrooms, 2 Full Baths, a Full Basement, a 22' x 26' Attached Garage, with a 12' x 32' Sun Room on Rear of Home. Home has Gas Heat with Central Air. Other improvements include a 28' x 40' Detached Pole Barn constructed in 1979, a 10' x 26' Lean To constructed in 1979, & an 18' x 40' Lean To constructed in 1994. (No Concrete Floors.) Taxes are \$3,243.22 per year.

### Open House Dates:

Sun., July 14<sup>th</sup> @ 2-4:00 PM

Sun., July 21<sup>st</sup> @ 2-4:00 PM

Tues., July 30<sup>th</sup> @ 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:** A great opportunity to buy a Brick Ranch Home located in Bloom Carroll School District, in Bloom Township, Fairfield County, Ohio. The home sits on a spacious 4.35 Acre lot with Mature Trees & nice views. This property has the potential to make a beautiful home to the right buyer.

**Terms of Sale (Real Estate):** The Real Estate is being offered at Public Auction with a Minimum Bid of \$200,000.00. An \$8,000.00 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 September 6, 2019. **No Contingencies Accepted.** Title will pass by General Warranty Deed, with no further evidence of Title being provided by the Seller(s). Taxes will be prorated through date of closing, with possession being 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(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 & will be 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.) [ Personal Property Sale will be Conducted by BC Auctions LLC, Brad Carroll, Pres.; & Terryl A. Queen, Assisting Auctioneer. ]

Owners: Jacalyn A. Edwards; Sandra R. VanHorne; & Stacey L. Thomas



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](mailto: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](http://www.auctionzip.com) (Auctioneer ID # 10471) and/or [www.OhioRealEstateAuctions.com](http://www.OhioRealEstateAuctions.com) and/or [www.tqueenauctions.com](http://www.tqueenauctions.com).