

## PUBLIC AUCTION OF REAL ESTATE & PERSONAL PROPERTY

Date: Tuesday, September 24, 2019

Time: 4:00 P.M. (Personal Property) ~ 6:00 P.M. (Real Estate)

Location: 230 Boving Road, Lancaster, Ohio 43130

*Being Sold to settle the Estate of Rosa Mary Lowery, Fairfield County Probate Case No. 20190173.*



**Description of Real Estate:** Parcel No. 0536199500; Legal Description: LEWIS C MITHOFFS 3RD ADD LOT 4; Zoned Residential (R-Single Family); City of Lancaster, in Fairfield County, Ohio. Lot Size is 60 x 155; improved with a 1½ Story dwelling constructed in 1942, & containing approx. 1138 sq. ft. (per Fairfield County Auditor); with 4 rooms, 2 Bedrooms & 1 Bath, with a Full Basement. **NOTE:** Large Unfinished Attic Room would make nice additional 1 to 2 Bedrooms. Home has Gas Heat, with Central Air. Taxes are \$1,118.02 per year.

### Open House Dates:

Sun., Sept. 8<sup>th</sup> @ 4-6:00 PM

Sun., Sept. 15<sup>th</sup> @ 4-6:00 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:** Nice Ranch located on the edge of Lancaster with loads of potential as a Starter Home, a Downsizing Home or even an Investment Rental Home.

**Terms of Sale (Real Estate):** The Real Estate was appraised for the Estate of Rosa Mary Lowery at \$105,400.00, & will not be sold for less than \$80,000.00. 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 October 25, 2019. **No Contingencies Accepted.** Title will pass by Executors Deed with Release of Dower, 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 4:00 P.M.) [ Chattels & Terms to be published at a later date. ]

**Executor for the Estate:** Mrs. Celia C. Detty

**Attorney for the Estate:** Mr. Kyle W. Jones, Attorney At Law  
1 North Main Street, Kingston, Ohio 45644  
740-655-2002



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).