

PUBLIC AUCTION OF REAL ESTATE (FARM) & PERSONAL PROPERTY

Date: Saturday, September 28, 2019

Time: 9:00 A.M. (Personal Property) ~ 12:00 Noon (Real Estate)

Location: 2260 Carroll–Eastern Rd. NE, Pleasantville, Ohio 43148

18.58 Acres House/Barns/Woods/Pasture ~ 12.661 Tillable Acres



Description of Real Estate: Parcel No. 0208155300; Legal Description: R 18 T 15 S 4 SW; Zoned Agricultural; in Pleasant Township, Fairfield County, Ohio. Lot Size is 18.58 Acres; improved with a Ranch Style dwelling constructed in 1948, & containing approx. 884 sq. ft. (per Fairfield County Auditor); with 4 rooms, 2 Bedrooms & 1 Bath, with a Full Basement. Home has Fuel Oil Heat, with Central Air. Other improvements include a 38' x 60' Bank Barn constructed in 1956; a 20' x 20' Frame Outbuilding constructed in 1955; & a 12' x 20' Framed Building constructed in 1900. The Land being 1.0 Acre Homesite; 12.661 Acres Tillable; 4.128 Acres Wooded; & 0.791 of an Acre Right of Way. Taxes are \$1,579.58 per year; Currently under CAUV.

Open House Dates:

Tues., Sept. 17th @ 4–6:00 PM

Wed., Sept. 18th @ 4–6:30 PM

Wed., Sept. 25th @ 4–6:30 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: Beautiful Mini Farm with loads of potential. Mature Trees with Estimated \$60,000. Timber Value. House has updates & is in Good Condition.

Terms of Sale (Real Estate): The Real Estate is being offered with a Minimum Bid of \$285,000.00. 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 October 30, 2019. **No Contingencies Accepted.** Title will pass by General Warranty Deed with Release of Dower, 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. 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 9:00 A.M.) [Chattels & Terms to be published at a later date.]

Owner(s): Evelyn L. Mertz, Mary F. Bresler, & Roger E. Ety



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.