

PUBLIC AUCTION OF REAL ESTATE & PERSONAL PROPERTY

Date: Saturday, November 23, 2019

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

Location: 10441 Alspach Rd. NW, Canal Winchester, Ohio 43110



Description of Real Estate: Parcel No. 0090191810; Legal Description: R 20 T 14 S 29 NE; Zoned Residential – Single Family; in Bloom Township, Fairfield County, Ohio. Lot Size is 2.37 Acres; improved with a Ranch Style dwelling constructed in 1974, & containing approx. 1520 sq. ft., with 2192 sq. ft. Living Area (per Fairfield County Auditor); with 6 rooms, 3 Bedrooms & 2 Full Baths, with a Full Basement & a 40' x 24' Attached Garage. Home has Gas Heat, with Central Air. Other improvements include a 30' x 64' Detached Garage constructed in 1987; & a 32' x 42' Detached Garaged constructed in 2002. Taxes are \$5,249.84 per year.

Open House Dates:

Sun., Oct. 27th @ 2–4:00 PM

Sun., Nov. 3rd @ 2–4:00 PM

Sun., Nov. 10th @ 2–4:00 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: Beautiful Ranch Home with 2.37 Acres in Bloom Township, Canal Winchester School District, with Two Large Detached Garages, (One of which is Heated); Blacktop Driveway. Home has Beautiful Woodwork & Kitchen Cabinets, a Walk-out Basement Entry through the Sunroom; Several Updates including two newer Furnaces, a new Hot Water Tank, an Alarm & Camera System, Well & Septic (Aeration), & a (Whole-House) Generator. The Roof is approximately 10 years old. Plenty of Storage Space here, with many possibilities! A Must See!

Terms of Sale (Real Estate): The Real Estate is being offered with a Minimum Bid of \$365,000.00. 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 December 23, 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): Anthony R. & Catherine M. Gilliam



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.