

PUBLIC AUCTION OF REAL ESTATE & PERSONAL PROPERTY

Date: Saturday, December 14, 2019

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

Auction Location: 9423 Stoutsville Pk., Stoutsville, Ohio 43154

NOTE: (2) Separate Properties ~ Address of Properties to be Sold:

421 S. Washington Street, Circleville, Ohio 43113

216 E. Town Street, Circleville, Ohio 43113

Being Sold to settle the Estate of Richard L. Blaney, Pickaway County Probate Case No. 2018-PB-000642.

Description of Real Estate: (2-Parcel Sale)

(First Parcel): Parcel No. A0540820001500, (421 S. Washington St., Circleville); Legal Description: LT-620 WHOLE; Zoned Residential - Single Family; in City of Circleville, Yamarick Township, Pickaway County, Ohio. Lot Size is 46 x 140; improved with a Ranch Style dwelling constructed in 1900, & containing approx. 1300 sq. ft. (per Pickaway County Auditor); with 5 rooms, 2 Bedrooms & 1 Bath, with a Partial Basement. Home has Gas Heat, with Central Air. Other improvements include a 24' x 28' Detached Garage constructed in 1960. Taxes are \$1,084.50 per year based off County Valuation of \$63,500.00.

Open House Dates:

Sun., Nov. 24th @ 2-4:00 PM

Thurs., Dec. 5th @ 4-6:00 PM

Sun., Dec. 8th @ 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.

(Second Parcel): Parcel No. A0541080001700, (216 E. Town St., Circleville); Legal Description: LT-1676 WHOLE; Zoned Residential; in City of Circleville, Yamarick Township, Pickaway County, Ohio. Lot Size is 41 x 140; improved with a 24' x 26' Metal Pole Building constructed in 1984. No other improvements. Taxes are \$313.02 per year.

Auctioneer's Note: Washington Street property needs renovated; Town Street property would make nice extra storage. Both properties would make Great Investment Opportunities!

Terms of Sale (Real Estate): **(First Parcel):** Parcel No. A0540820001500, (421 S. Washington St., Circleville). The Real Estate is being offered with a Minimum Bid of \$38,000.00. 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 January 17, 2020. **No Contingencies Accepted.** Title will pass by Executor's 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. **(Second Parcel):** Parcel No. A0541080001700, (216 E. Town St., Circleville). The Real Estate is being offered with a Minimum Bid of \$15,000.00. A \$1,500.00 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 January 17, 2020. **No Contingencies Accepted.** Title will pass by Executor's 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.

Both Parcels of Real Estate are 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.]

Executor for the Estate: William Blaney

Attorney for the Estate: Thomas F. Tootle, Attorney At Law

180 W. Franklin Street, Circleville, Ohio 43113, 740-474-6021



Sale Conducted By: Terryl A. Queen, Auctioneer/Realtor

Associate of Ohio Real Estate Auctions, LLC

Mr. Barry Baker, Broker

Telephone: 740-412-3608 or 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.