

PUBLIC AUCTION OF REAL ESTATE

Date: Saturday, January 25, 2020

Time: 12:00 Noon

Location: 570-570½ E. Main Street, Lancaster, Ohio 43130



Description of Real Estate: Parcel No. 0535020000; Legal Description: R 18 T 14 S 6 -6- .10A; Map Number 0502-02-094-00; Zoned Residential - (520) R - Two Family; Lancaster Corporation; Fairfield County, Ohio. Lot Size being 50 x 90; improved with a 2-Story dwelling constructed in 1900, & containing approx. 1770 sq. ft. (per Fairfield County Auditor); with 9 rooms, 3 Bedrooms (could be 4 Bedrooms); 2 Baths, & a Partial Basement. Home has Gas Heat, with City of Lancaster Utilities. Downstairs Unit is 2 Bedrooms; Upstairs Unit could be 2 Bedrooms, with 1 being Small. Taxes are \$1,039.46 per year based off county valuation of \$103,530.00.

Open House Dates:

Sun., Dec. 29th @ 2-4:00 PM

Sun., Jan. 5th @ 2-4:00 PM

Sun., Jan. 12th @ 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: A well maintained Duplex located on Corner Lot in City of Lancaster, Ohio. Both Units are in Good Condition & currently rented. Great Investment Opportunity to add 2 Units or get started in the Rental Business.

Terms of Sale (Real Estate): The Real Estate is being offered at Public Auction with a Minimum Bid of \$80,000.00. A \$5,000.00 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 February 25, 2020. **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; Possession will be subject to Tenant's Rights. (Downstairs Unit is Month to Month with Tenant living there 42 years; Upstairs Lease runs through end of February 2020.) 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 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.



Sale Conducted By: Terryl A. Queen, Auctioneer/Realtor
Associate of Ohio Real Estate Auctions, LLC

Mr. Barry Baker, Broker

Call: 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.