

PUBLIC AUCTION OF REAL ESTATE & PERSONAL PROPERTY

Date: Saturday, September 19, 2020

Time: 10:00 A.M. (Personal Property) ~~ 12:00 Noon (Real Estate)

Location: 338 E. Main Street, Lancaster, Ohio 43130



Description of Real Estate: Parcel No. 0535079800; Legal Description: TENANT ADD LOT 677; MAP NO. 0502-00-042-00; Zoned Residential (R-Single Family); Lancaster Corporation, Fairfield County, Ohio. Lot Size is 62 x 183; improved with a Beautiful Brick Two-Story Home constructed in 1900, & containing approx. 2942 sq. ft. (per Fairfield County Auditor); with 9 rooms, 4 Bedrooms, 2 Full Baths, First Floor Laundry, a Full Basement, with a Third Story Unfinished Attic. Home has Gas Heat with Central Air. Other improvements include a 24' x 28' Detached Framed Garage ~ constructed in 1989. Taxes are \$3,776.45 per year.

Open House Dates:

Sun., Aug. 30th @ 2-4:00 PM

Sun., Sept. 6th @ 2-4:00 PM

Sun., Sept. 13th @ 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 beautiful Home located close to County Courthouse & Downtown Lancaster Dining. The home has Gas Heat with Central Air; Newer Windows; Original Fireplaces with beautiful Mantels; Original Woodwork throughout, & formal Pocket Doors; Solid Cherry Kitchen Cabinets; 2 separate Stairways leading to Second Floor, with a beautiful Front Stairway off Foyer; 9 large rooms, including Living Room, Dining Room & Kitchen; 4 large Bedrooms, each with large Closets; 2 nice sized Full Bathrooms; & a large Front Porch. Custom-made Window Coverings/Draperies remain with the Home. A 2-Car Detached Garage with additional Rear Parking. One of the most unique & finest homes in Lancaster! A Must See!

Terms of Sale (Real Estate): The Real Estate is being offered at Public Auction & will sell at 12:00 Noon, with a **Minimum Bid of \$280,000.00**. 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 October 20, 2020. **No Contingencies Accepted.** Title will pass by Trustee Deed, 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. 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 & will be 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 of Personal Property begins at 10:00 A.M.; & is being conducted by Auctioneers Dennis Reed (740-503-4620), Clyde Beougher, & Anita Jo Milsted.]

Owners: Anthony J. & Helen L. Ross



Real Estate Sale Conducted By:
Terryl A. Queen, Auctioneer/Real Estate Sales Agent
Associate of Ohio Real Estate Auctions, LLC
Mr. Barry Baker, Broker
Call: 740-412-3608
Email: taqueenauctions@aol.com

Auctioneer is licensed by Department of Agriculture & 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.