

## PUBLIC AUCTION OF REAL ESTATE & PERSONAL PROPERTY

Date: Saturday, July 24, 2021

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

Location: (Main Home) 7620 Marietta Rd., Bremen, Ohio 43107

(Second Home) 7622 Marietta Rd., Bremen, Ohio 43107

*Real Estate consists of One Parcel with 56.86 Acres, Two Homes, & several Detached Garages/Pole Barns/Buildings.*



**Description of Real Estate:** Parcel No. 0340029700; Legal Description: R 17 T 16 S 17 NW NE; Zoned Agricultural (Cash Grain or General Farm); Rushcreek Township, in Fairfield County, Ohio. Lot Size is 56.86 Acres. **(Main Home):** Improved with a 2-Story Home built in 2000, & containing approx. 3392 sq. ft.; with 7 rooms, 3 Large Bedrooms (could easily be turned into 4 Bedrooms & still be Large in size), 4 Baths (1 Bath having a Jacuzzi Tub); a Full Basement; 2 Covered (Front/Side) Porches, w/Rear Wood Deck; & a 22'x28' Attached Garage. Home has Propane Gas Heat, an Outdoor Wood Burner, & Central Air. Other improvements include a 24'x40' Detached Garage, built in 2000; a 68'x90' Metal Pole Barn & a 36'x42' Barn, both built in 2005; a 30'x62' Pole Barn & a 10'x62' Lean To, both built in 1976. **(Second Home):** Situated on the same Parcel, a Modular-Style Home built in 2004, containing approx. 1944 sq. ft.; with 6 rooms, 3 Bedrooms & 2 Baths; a Full Basement; a Covered Front Porch, w/Rear Wood Deck. Home has Central Heat/Air Condition. Other improvements include a 31'x60' Detached Garage built in 1997, & a 31'x57' Detached Garage built in 2002. Taxes are \$9,911.38 per year.

### Open House Dates:

Sun., July 11<sup>th</sup> @ 2-4:00 PM

Weds., July 14<sup>th</sup> @ 5-7:00 PM

Sun., July 18<sup>th</sup> @ 2-4:00 PM

Real Estate may be viewed prior to Auction date by contacting Terryl A. Queen, Auctioneer/Real Estate Sales Agent, for a Private Viewing, or by attending one of the scheduled Open House Dates listed above. **Auctioneer's Note:** Beautiful rolling 56.86 Acre Farm with Horse Trails cut through the Woods; Pasture; a large Hay Field; Pond; 2 separate Homes; an Indoor Riding Arena; Shop; Horse Barns, with Stalls (some never used) & Hay Storage; an Equipment Shed; & a Quonset Hut. Main House is Beautiful; Solid Oak Woodwork with 6-Panel Doors & several Pocket-Style Doors; Carpet & Vinyl Flooring, no Hardwood. Beautiful Country Farm with peaceful setting. Plenty of Wildlife about with Turkey & Deer. Pond is well stocked with large Fish; (3 Springs, with 1 feeding the pond).

**Terms of Sale (Real Estate):** Real Estate will be offered at 12:00 Noon, Saturday, July 24, 2021, & will sell with a **Minimum Bid of \$730,000.00**. A \$10,000.00 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 August 24, 2021. **No Contingencies Accepted.** Title will pass by General Warranty Deed, with no further evidence of Title being offered by the Seller. Taxes will be prorated through date of closing, with possession being 30 days from 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/Real Estate Sales Agent, 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. ]

Owners: Richard F. & Joyce J. Estep



Sale Conducted By: Terryl A. Queen, Auctioneer/Real Estate Sales Agent  
Associate of Ohio Real Estate Auctions, LLC; Barry Baker, Broker  
Contact Info: 740-412-3608 (Cell) OR Email: [taqueenauctions@aol.com](mailto: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](http://www.auctionzip.com) (Auctioneer ID # 10471) and/or [www.OhioRealEstateAuctions.com](http://www.OhioRealEstateAuctions.com) and/or [www.tqueenauctions.com](http://www.tqueenauctions.com).