

PUBLIC AUCTION

REAL ESTATE AND PERSONAL PROPERTY

Date: Thursday, May 30, 2013

Time: 5:30 P.M. (Personal Property)

**NOTE: REAL ESTATE PROPERTY HAS BEEN REMOVED FROM PUBLIC AUCTION;
REAL ESTATE PLACED UNDER CONTRACT PRIOR TO AUCTION DATE.**

Location: 90 Water St., Tarlton, Ohio 43156



OPEN HOUSE DATES:

Thurs., May 16th, 6–8 PM

Sun., May 19th, 2–4 PM

Description of Real Estate: (2-Parcel Property right on the County Line of Pickaway and Fairfield Counties.)

Parcel 1 – Parcel No. K2600040006400 (Pickaway County); Legal Description: LT-2 BLOCK 11 WHOLE; Zoned Residential (510) R – Single Family; Saltcreek Township in Pickaway County, Ohio. Lot size is 66 x 165, improved with a Ranch style dwelling constructed in 1956, and containing approx. 1,156 sq. ft. (per Pickaway County Auditor); with 5 rooms, 3 bedrooms and 2 baths, situated on a Crawl Space; and a 18' x 32' Attached Garage.

Parcel 2 – Parcel No. 0110063300 (Fairfield County); Legal Description: R 20 T 12 S 34 SE; Zoned Residential (501) R – Residential; Clearcreek Township in Fairfield County, Ohio. Lot size is 0.11 of an Acre, Vacant Ground with no improvements.

Terms of Sale (Real Estate): Home will sell with a reserve of ninety percent of Appraisal (Medicaid Sale). Appraised at \$37,000.00, and will not sell for less than \$33,300.00. A \$2,000.00 Non-Refundable Deposit will be required day of sale, & the Balance of the purchase price will be due in full on or before June 30th, 2013. Possession will be at Closing. Title will pass by General Warranty Deed with no further evidence of Title being offered by the Sellers. Home is selling in its as is, where is condition in all respects. All buyers will have the right to have the structure & 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.

PERSONAL PROPERTY: (Sale begins at 5:30 PM) **Furniture:** Lazy Boy Recliner & Double Recliner Couch; Glide Rocker; Wood Rocker; Kitchen Table/Chairs; 3pc Bedroom Suit; Oak End Tables; several TVs & VCRs; Singer Electric Sewing Machine; Metal Shelves; Washer/Dryer; (2) Window Air Conditioners (like new). **Household:** Nice assort. of common Kitchenware; Anchor; Pyrex; Small Kitchen Appliances; Linen; etc. **Tools:** Dixon 14HP ZTR 4423 Zero Turn Mower; (2) nice Push Mowers; Champion Roll-Away Toolbox; Hand Tools; Craftsman Circular Saw; Black & Decker Drill & Orbit Polisher; Craftsman Belt Sander; Pipe Wrenches; nice selection of Yard/Garden Tools; 24' Ext. Ladder; Kerosene Heaters; Electric Heaters & Fans; Garden Hose; Coolers; some Fishing items; Walking Plow; Floor Jack; Shepherd Hooks; etc. Many items not listed.

Personal Property Sale Terms: Cash or Good State of Ohio Check

Food: Jr. Tarlton Firefighters



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 (Mobile)
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