

## PUBLIC AUCTION OF REAL ESTATE & PERSONAL PROPERTY

Date: Saturday, April 2, 2022

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

Location: 1233 Cooks Hill Rd., Chillicothe, Ohio 45601

*Real Estate being offered at Public Auction by Owners, Debra A. Robinett & Tamala J. Kight (Sisters). Personal Property is being Sold to settle the Estate of William M. Hickel III, Ross County Probate Case No. 2022E0013.*



**Description of Real Estate:** Parcel No. 241607085000; Legal Description: 1233 COOKS HILL RD RES 16-7-85 0231/2645; Map No. 108; Zoned Residential (511) - Single Family Dwelling; Scioto Township, in Ross County, Ohio. Lot Size is 2.00 Acres. Improved with a 1½-Story Brick Home built in 1900, & containing approx. 1,256 sq. ft. (per Ross County Auditor); with 6 rooms, 3 Bedrooms, 1 Full Bath; with a Partial Basement. Home has Propane Gas Furnace with Central Air, (Newer Systems). Other improvements include a 36'x28' Detached Garage, built in 1997; & a 22'x21' Pole Barn Building/Lean-To, built in 1940. Taxes are \$1,273.28 per year.

### Open House Dates:

Sun., March 20<sup>th</sup> @ 2-4:00 PM

Tues., March 22<sup>nd</sup> @ 5-7:00 PM

Sun., March 27<sup>th</sup> @ 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:** Auditor lists as a 1-Story Home, but has 2 Bedrooms finished in Attic. Well-kept Brick Home with loads of Storage; with Garage & Pole Barn.

**Terms of Sale (Real Estate):** Real Estate will be offered at 12:00 Noon, Saturday, April 2, 2022, & will sell with a **Minimum Bid of \$80,000.00**. 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 May 5, 2022. **No Contingencies Accepted.** Title will pass by General Warranty Deed, with no further evidence of Title being offered by the Seller(s). Taxes will be prorated through date of closing, with possession being at 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 10:00 A.M.) [ Chattels & Terms to be published at a later date. ]

Executrix for the Estate: Debra Robinett

Attorney for the Estate: Joseph E. Motes, Attorney At Law

13 S. Paint Street, Chillicothe, Ohio 45601

740-774-9421



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: [tqueenauctions@aol.com](mailto:tqueenauctions@aol.com)

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