

PUBLIC AUCTION OF REAL ESTATE & PERSONAL PROPERTY

Date: Saturday, January 7, 2023

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

Location: 120 N. Main Street, New Holland, Ohio 43145

Real Estate & Personal Property will be offered at Public Auction & are being Sold to settle the Estate of Esther J. Ater McClarren, Pickaway County Probate Case No. 2022PB0474.



Description of Real Estate: Parcel No. I2300040000400; Legal Description: LT-18 ORIGINAL; Zoned Residential (510) - Single Family Dwelling, Platted Lot; located in the Village of New Holland, Perry Township, in Pickaway County, Ohio. Lot Size being 66 x 132, 0.200 of an Acre, improved with a 1-Story Ranch dwelling built in 1980, & containing approx. 1,040 sq. ft. (per Pickaway County Auditor); with 4 rooms, 2 Bedrooms & 1 Bath, all situated on a Crawl Space, with a 16' x 26' Attached Garage. Home has Gas Heat with Central Air. Other improvements include a 24' x 32' Detached Pole/Barn Building (Garage), built in 1986. Taxes are \$1,989.18 per year.

Open House Dates:

Weds., Dec. 28th @ 3-5:00 PM

Weds., Jan. 4th @ 3-5:00 PM

Fri., Jan. 6th @ 11:00 AM - 5:00 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 really nice Home located in the Village of New Holland, Ohio. Small Rooms, but loads of Storage Space with a One-Car Attached Garage and a 24' x 32' Detached Pole Barn/Garage. Fenced Yard.

Terms of Sale (Real Estate): Real Estate will be offered at 12:00 Noon, Saturday, January 7, 2023, & will sell with a **Minimum Bid of \$95,000.00**. 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 February 6, 2023.

No Contingencies Accepted. Title will pass by Executor's Deed, with no further evidence of Title being offered by the Estate. 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.]

Executor for the Estate: Brent G. Donohoe

Attorney for the Estate: Thomas F. Tootle, Attorney At Law

180 W. Franklin Street, Circleville, Ohio 43113

740-474-6021



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

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.