

PUBLIC AUCTION OF REAL ESTATE & PERSONAL PROPERTY

Date: Saturday, December 14, 2024

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

Location: 546 E. Ohio Street, Circleville, Ohio 43113

Being Sold to settle the Estate of Donald L. McCain, Pickaway County Probate Case No. 2024-PB-000323.



Real Estate Sells with a Minimum Bid of \$77,575.00

Description of Real Estate: (3-Parcels) All located in the City of Circleville, in Yamarick Township, in Pickaway County, Ohio. **First Parcel:** Parcel No. A0541420011100; Zoned Residential (510-R, Single Family Dwelling). Lot Size is 42 x 150, or 0.145 of an Acre; improved with a 1-Story dwelling constructed in 1952, & containing approx. 1096 sq. ft. (per Pickaway County Auditor); with 4 rooms, 2 Bedrooms, 1 Bath, & a Full Walk-out Basement. Home has Gas Heat, with Central Air. Other improvements include a 25' x 40' Detached Pole Barn with Concrete Floor. **Second Parcel:** Parcel No. A0541420011000; Zoned Residential (500-R, Vacant Land). Lot Size is 0.0 of an Acre (per Pickaway County Auditor Tax Card). **Third Parcel:** Parcel No. A0541420011701; Zoned Residential (501-R, 0-9.999 AC). Lot Size is 0.242 of an Acre (per Pickaway County Auditor), at the Rear of Property (Vacant Ground). All Lots (3-Parcels) combined would have a total Tax Card Valuation of \$116,360.00, with the total Taxes being \$610.67 annually (based off Homestead Rollback).

Open House Dates:

Sun., December 7th @ 2-4:00 PM

Sun., December 8th @ 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.

Terms of Sale (Real Estate): The Combined Tax Card Valuation of all 3-Parcels is \$116,360.00, & the Real Estate will not sell for less than two thirds of that amount being a Minimum Bid of \$77,575.00. 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 January 16, 2025. **No Contingencies Accepted.** Title will pass by Executor's Deed, with no further evidence of Title being provided by the Estate. Taxes will be prorated through date of closing, with possession being at closing. Real Estate is being sold in as is, where 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/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 begins at 10:00 A.M.) [See Auctionzip for Personal Property Listing & Terms.]

Attorney for the Estate and Appointed Administrator: James K. Hill, Attorney At Law

408 East Main Street, Circleville, Ohio 43113

740-474-2505



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

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.