

PUBLIC AUCTION OF REAL ESTATE

Date: Tuesday, June 4, 2013

Time: 6:00 P.M.

Location: 6785 Revenge Rd., SW, Lancaster, Ohio 43130



OPEN HOUSE DATES:

Tues., May 21st, 6–8 PM

Sun., May 26th, 1–3 PM

Tues., May 28th, 6–8 PM

Description of Real Estate: (2-Parcel Sale)

Parcel 1 – Parcel No. 0260044500; Legal Description: R 19 T 13 S 1 SE; Zoned Residential (511) R – Single Family; Madison Township in Fairfield County, Ohio. Being 3.03 Acres, improved with a Ranch style dwelling constructed in 1979, and containing approx. 1,760 sq. ft. (per Fairfield County Auditor); with 6 rooms, 3 bedrooms and 2.5 baths, with a Full Walk-out Basement; and a 24' x 24' Attached Garage. Other improvements include a 20' x 24' Detached Garage/Barn (Built in 1985) and a 10' x 14' Shed (Built in 2001).

Parcel 2 – Parcel No. 0260044400; Legal Description: R 19 T 13 S 1 SE; Zoned Residential (501) R – Residential; Madison Township in Fairfield County, Ohio. Being 0.35 of an Acre, Vacant Ground with no improvements.

Taxes are \$1,431.86 per year for both Parcels.

Terms of Sale (Real Estate): Home was appraised by a State of Ohio Certified Appraiser for \$163,000.00, and will not be sold for less than \$130,400.00. A \$5,000.00 Non-Refundable Deposit will be required day of sale, and the Balance of the purchase price will be due in full on or before July 12th, 2013. Possession will be at Closing. Title will pass by Trustee's 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 and mechanics professionally inspected and to complete any environmental studies they might desire including but not limited to lead base paint. Any and all inspections must be completed prior to sale date and will be at the Buyer's expense.

Auctioneer's Note: Beautiful Country Home in move-in condition. Rolling Lot with mature trees and well landscaped. Close to Lancaster By-Pass.



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)

Email: taqueenauctions@aol.com

Auctioneer is licensed by Department of Agriculture and bonded in favor of State of Ohio Recovery Fund. View ad & photos at www.auctionzip.com (Auctioneer ID # 10471).