

## UNIQUE ROCK WALL LOG CABIN

### PUBLIC AUCTION OF REAL ESTATE

Location: 24229 St. Rt. 56, South Bloomingville, Ohio 43152

Date: Thursday, June 6, 2013

Time: 6:30 P.M.



#### OPEN HOUSE DATES:

Sun., May 26<sup>th</sup>, 4–6 PM

Sun., June 2<sup>nd</sup>, 4–6 PM

**Description of Real Estate:** Parcel No. 01-000491.0000; Rustic Hills Outdoors Club, Hocking Hills, Hocking County, Ohio. Being 1.880 Acres, improved with a 2-Story Log Cabin constructed in 1964, and containing approx. 1,680 sq. ft. (per Hocking County Auditor); with 6 rooms, 3 bedrooms and 2 baths, with a Partial Walk-out Basement. Home is heated by an Electric Forced Air Furnace with an Electric Heat Pump. Taxes are \$1,147.00 per year. Rustic Hills Outdoors Club Association Fee is \$40.00 per month.

**Auctioneer's Note:** Beautiful and scenic, one of a kind Log Home built into side of Standing Sandstone Slab/Hill. Builder's Pride throughout with Wood Floors; Hickory Cabinets; Slate/Marble Walk-in Master Shower with Double Heads and Seating Bench; a Gas Fireplace Wall Unit above Garden Tub. Many scenic views from the Large Covered Porch with room for a Swing. Completely Remodeled. A Must See!

**Terms of Sale (Real Estate):** Real Estate sells with Seller's Confirmation of Final Bid. A \$5,000.00 Non-Refundable Deposit will be required by the Buyers on day of sale, and the Balance of the purchase price will be due in full on or before July 10<sup>th</sup>, 2013. No Contingencies Accepted. 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 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.



#### 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](mailto: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](http://www.auctionzip.com) (Auctioneer ID # 10471) or at [www.OhioRealEstateAuctions.com](http://www.OhioRealEstateAuctions.com).