

**LAND AUCTION**  
**10.0 ACRES; FAIRFIELD COUNTY, OHIO**

**Date: Thursday, July 18, 2013**

**Time: 6:00 P.M.**

**Location: 0 McGrery Rd., SE, Lancaster, Ohio 43130**

**Sells with Minimum Bid of \$35,000.00**

**Description of Real Estate:** Parcel No. 0040125730; Legal Description: R 18 T 13 S 6 NW; Berne Township; Fairfield County, Ohio; Zoned Residential (502) R, with 1.0 Acre Homesite and 9.0 Acres Undeveloped. No improvements have been made to subject property. Taxes are \$899.66 per year based on County Valuation of \$76,320.00.

**Terms of Sale (Real Estate):** Real Estate sells with a modest reserve of \$35,000.00. A \$3,500.00 Non-Refundable Deposit will be required day of sale, and the Balance of the purchase price will be due in full on or before August 18<sup>th</sup>, 2013. No Contingencies Accepted. Title will pass by General Warranty Deed with no further evidence of Title being offered by the Seller. Real Estate is selling in its as is, where is condition in all respects. All buyers will have the right to have the Property professionally inspected and to complete any environmental studies they might desire. Any and all inspections must be completed prior to sale date and will be at the Buyer's expense.

**Auctioneer's Note:** Property is located just East of Revenge Rd. on McGrery Rd. Signs will be posted. Nice Rolling 10.0 Acre Lot w/Mature Trees. Call for an Appointment to view.



**Sale Conducted By:**  
**Terryl A. Queen, Auctioneer/Realtor**  
**Associate of Ohio Real Estate Auctions, LLC**  
**Mr. Barry Baker, Broker**  
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