

PUBLIC AUCTION OF REAL ESTATE

Location: 1285 Coonpath Rd., NW, Lancaster, Ohio 43130

Date: Saturday, September 28, 2013 Time: 11:00 A.M.

1.0 Acre w/Home and Rental Unit (above Garage)



OPEN HOUSE DATES:

Thurs., Sept. 12th, 5–7 PM

Sun., Sept. 15th, 2–4 PM

Sun., Sept. 22nd, 12:30–2 PM

Description of Real Estate: Parcel No. 0130059800; Legal Description R 19 T 15 S 23 NE; Zoned Residential (R – Single Family); Greenfield Township, Fairfield County, Ohio. Being 1.0 Acre Lot, improved with a 2–Story dwelling constructed in 1989, and containing approx. 1,680 sq. ft. (per Fairfield County Auditor); with 5 rooms, 3 bedrooms and 2.5 baths, situated on a Crawl Space. Other Improvements include a 22' x 32' Detached Garage with a 704 sq. ft. Apartment above, having 3 rooms, 1 bedroom and 1 bath. Both Home and Rental Unit have separate Furnace/Central Air Units. Taxes are \$2,689.50 per year based on a County Tax Card Valuation of \$183,170.00.

Auctioneer's Note: Country 2–Story Home with plenty of square footage; possible income from Apartment above Detached Garage or would make nice Home Office.

Terms of Sale (Real Estate): Real Estate is being offered with a **Minimum Bid of \$98,500.00**. 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 October 28th, 2013. No Contingencies Accepted. Possession will be at Closing. Title will pass by Limited Warranty Deed, and Sellers will provide Title Insurance. 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

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) or at www.OhioRealEstateAuctions.com.