

PUBLIC AUCTION OF REAL ESTATE

Location: 24031 Burgoon Rd., South Bloomingville, Ohio 43152

Date: Saturday, September 28, 2013 Time: 2:00 P.M.

Real Estate Sells with a Minimum Bid of \$46,500.00.



OPEN HOUSE DATES:

Sun., Sept. 8th, 12:30–2 PM

Thurs., Sept. 19th, 5–7 PM

Sun., Sept. 22nd, 3:30–5:30 PM

Description of Real Estate: Parcel No. 1–000349.0000; Deed Ref. OR415–62; Benton Township, Hocking County, Ohio; Zoned Residential (R – Single Family). Being 1.0 Acre Lot, improved with a 1–Story Pre-Manufactured Home (Modular), and containing approx. 1,782 sq. ft. (per Hocking County Auditor); with 6 rooms, 3 bedrooms and 2 baths, situated on a Crawl Space; with a 9' x 18' Covered Front Porch and a 12' x 24' Rear Deck. Other Improvements include a 22' x 30' Detached Garage with a 16' x 25' Garage Addition, and an 8' x 15' Detached Shed. Home is heated by an Electric Furnace and has Central Air. Taxes are \$1,611.54 per year.

Auctioneer's Note: Nestled in the hills of Hocking County. Home offers quiet country living with many scenic views.

Terms of Sale (Real Estate): Real Estate is being offered with a Minimum Bid of \$46,500.00. 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.