

PUBLIC AUCTION

REAL ESTATE AND PERSONAL PROPERTY

Date: Saturday, November 2, 2013

Time: 10:00 A.M. (Personal Property)

12:00 Noon (Real Estate)

Location: 2095 Chippewa Dr., Circleville, Ohio 43113



Description of Real Estate: Parcel No. A0300020000500; Legal Description LT-5 LOGAN ELM VILLAGE, SEC 1; Circleville Township, Pickaway County, Ohio; Zoned Residential, R-Single Family. Lot Size 82 x 130; improved with a Ranch Style dwelling constructed in 1967, & containing approx. 1679 sq. ft. (per Pickaway County Auditor). Dwelling consists of 5 rooms, 3 Bedrooms & 2 Full Baths, built on a Slab Foundation; with a 21' x 29' Attached Garage. Home is heated by Electric; Central Air. Taxes are \$1,491.27 per year.

Open House Dates

Sun., Oct. 20th @ 1-3 PM

Tues., Oct. 22nd @ 4-6 PM

Sun., Oct. 27th @ 1-3 PM

Auctioneer's Note: Well-kept Brick Ranch Home located in Logan Elm Village, Logan Elm School District. Easy access to St. Rt. 23 for commute to Chillicothe, Columbus or Washington Court House.

Terms of Sale (Real Estate): Pickaway County Auditor's Tax Card Valuation is \$131,320.00. The Home will sell with Owner's Final Confirmation. A \$5,000.00 Non-Refundable Deposit will be required by the Buyer(s) on day of sale, & the Balance of the purchase price will be due in full on or before December 5th, 2013. **No Contingencies Accepted.** Title will pass by General Warranty Deed with no further evidence of Title being provided by the Seller. Taxes will be pro-rated through date of closing, and possession will be at closing. The Home is being offered & will sell in its as is condition, with no warranties written, expressed or implied. All Buyers will have the right to have the structure & mechanics professionally inspected & to complete any environmental studies they might desire including but not limited to lead base paint. Any & all inspections must be completed prior to sale date & will be at the Buyer's expense.

PERSONAL PROPERTY: (Sale begins at 10:00 AM) [Watch for future ad providing a complete listing of Chattels.]

Personal Property Sale Terms: Cash or Good State of Ohio Check



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) and/or www.OhioRealEstateAuctions.com.