

**PUBLIC AUCTION**

**REAL ESTATE AND PERSONAL PROPERTY**

**Date: Saturday, March 15, 2014**

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

**12:00 Noon (Real Estate)**

**Location: 4210 Fosnaugh School Rd., S.W., Amanda, Ohio 43102**



**Open House Dates:**

**Sun., March 2, 2014; 2-4 PM**

**Sun., March 9, 2014; 2-4 PM**

**Description of Real Estate:** Real Estate being 127.96 Acres; a 2-Parcel Farm located in Fairfield County, Ohio. **Both Parcels will sell as a whole.**

**Parcel 1: Parcel No. 0020060800;** Being 66.51 Acres; Legal Description R-20-T-13-S-19-SE; Amanda Township, Fairfield County, Ohio; Zoned Agricultural-(111) A - Cash Grain or General Farm; & is improved with a 2-Story dwelling constructed in 1900, containing approx. 2006 sq. ft. (per Fairfield County Auditor). Dwelling consists of 7 rooms, 3 Bedrooms & 1 Bath, with a Partial Basement; & a 16' x 30' Attached Garage. Home has a Forced Air (Gas) Furnace with Central Air. Other improvements include a 40' x 60' Bank Barn constructed in 1900 (Needs Repair); a 27' x 69' 3-Sided Machine Shed constructed in 1968; several other Outbuildings; a Lean-To; & 2 (approx. 3000 sq. ft.) Grain Bins.

**Parcel 2: Parcel No. 0020066100;** Being 61.45 Acres; Legal Description R-20-T-13-S-30-NE; Amanda Township, Fairfield County, Ohio; Zoned Agricultural-(110) A - Agricultural Vacant Land; & has no improvements.

**96.97 Acres Tillable; 26.51 Acres Pasture, which some could be additional tillable ground.**

**Auctioneer's Note:** Farm is very secluded with wonderful views, Woods, Creeks & small Pond.

**Terms of Sale (Real Estate):** Both Parcels are being offered as a whole; Real Estate will sell with a **Minimum Bid of \$500,000.00.** A \$20,000.00 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 April 15<sup>th</sup>, 2014. **No Contingencies Accepted.** [NOTE: The Non-Refundable Deposit may be a personal check made out to Ohio Real Estate Auctions LLC Trust.] 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 Real Estate 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

**Owner:** Ms. Carolyn Hartley

**Attorney:** Mr. Kevin Bennington, Attorney At Law, 149 W. Franklin St., Circleville, Ohio 43113  
740-474-7561



**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)**