

PUBLIC AUCTION OF REAL ESTATE

Date: Tuesday, September 30, 2014

Time: 6:00 P.M. (Real Estate)

Location: 523 Woodview Ct., Circleville, Ohio 43113

Real Estate being sold to settle the Estate of Frances Ruth McFadden, Pickaway County Probate Case No. 20141084.

Description of Real Estate: Parcel No. A0511440001400; Legal Description 151 Ridgewood SD 9; Yamarick Township, Pickaway County, Ohio; Zoned Residential, R-Single Family. Lot Size 105 x 148; improved with a Ranch Style dwelling constructed in 1978, & containing approx. 1418 sq. ft. (per Pickaway County Auditor). Dwelling consists of 5 rooms, 2 Bedrooms & 3 Baths, with a Partial Basement; and a 17' x 21' Attached Garage. Taxes are \$2,526.86 per year.

Open House Dates:

Sun., Sept. 21st @ 12:30 PM–2:30 PM

Sun., Sept. 28th @ 12:30 PM–2:30 PM

Auctioneer's Note: Beautiful North End Ranch Home that has been well maintained. Large In-Ground Pool with Diving Board & Fenced Rear Yard.

Terms of Sale (Real Estate): Home will be offered at Public Auction with a Minimum Bid of \$111,500.00. A \$5,000.00 Non-Refundable Deposit will be required day of sale, & the Balance of the purchase price will be due in full on or before October 30th, 2014. **No Contingencies Accepted.** Title will pass by Executor's Deed with no further evidence of Title being provided by the Estate. Taxes will be pro-rated through date of closing, and possession will be at closing. The Real Estate is being sold in, as-is condition in all respects 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. No Co-Op Fees being paid by Ohio Real Estate Auctions. Any Buyer's wishing to have Buyer/Broker Representation must pay their Buyer/Broker Fees.



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.