

PUBLIC AUCTION OF REAL ESTATE

Date: Thursday, October 2, 2014

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

Location: 123 Collins Ct., Circleville, Ohio 43113

Real Estate being the Home of the late Sue Ann Tussing, of Circleville, Ohio.



Real Estate Sells With a Minimum Bid of \$90,000.00

Description of Real Estate: Parcel No. A0510190003600; Legal Description: LT-8 WHOLE COLLINS COURT ADD; Yamarick Township, Pickaway County, Ohio; Zoned Residential, R-Single Family. Lot Size 61 x 100; improved with a Ranch Style dwelling constructed in 1953, & containing approx. 1432 sq. ft. (per Pickaway County Auditor). Dwelling consists of 6 rooms; 3 Bedrooms, 2 Baths, Living Room, Family Room with Dining Room Area, Kitchen; a Partial Basement; and a 20' x 24' Detached Garage constructed in 1985. Taxes are \$1,764.18 per year.

Open House Dates:

Sun., Sept. 21st @ 3:00 PM-5:00 PM

Sun., Sept. 28th @ 3:00 PM-5:00 PM

Auctioneer's Note: Well Maintained North End Ranch Home. Updates include a newer Roof, Replacement Windows, Remodeled Bath & Kitchen, Furnace & Central Air.

Terms of Sale (Real Estate): Home will be offered at Public Auction with a Minimum Bid of \$90,000.00. 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 November 5th, 2014. **No Contingencies Accepted.** Title will pass by General Warranty Deed with release of Dower 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 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. **NOTE:** Auctioneer/Realtor is related to the Seller.



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.