

PUBLIC AUCTION OF REAL ESTATE

Date: Friday, May 22, 2015

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

Location: 635 Third Ave., Gallipolis, Ohio 45631



Description of Real Estate: Parcel No. 00701702700; Legal Description: L 262 B 26 UP ½ V536 P206; Zoned Residential (510)-R – Single Family Dwelling, in Gallipolis Township, Gallipolis City, Gallia County in Ohio. Lot Size 44 x 174; improved with an Old Style Two-Story dwelling constructed in 1867, & containing approx. 1846 sq. ft. (per Gallia County Auditor). Dwelling consists of 8 rooms, 4 Bedrooms & 2 Full Baths, all situated on a Crawl Space. Home is heated with Gas Stove(s). Taxes are \$696.26 per year.

Open House Dates:

Sun., May 10th @ 2-4 PM

Sun., May 17th @ 2-4 PM

Home may be viewed prior to the Auction Date by contacting the Auctioneer for a private showing.

Terms of Sale (Real Estate): Real Estate is being offered at Public Auction & will sell with a minimum bid of \$28,000.00. A \$2,000.00 Non-Refundable Deposit will be required day of sale, & the Balance of the purchase price will be due in full on or before June 21, 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 the date of closing, & 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.

Auctioneer's Note: A Turn of the Century 2-Story Home in the City of Gallipolis & within walking distance to the city's beautiful downtown Riverfront area & park. With a little TLC, home would make a nice starter home or a great investment opportunity.



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

Statements made day of sale will take precedence over printed matter. 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.