



## Bank-Owned Real Estate Auction

Monday, June 15th @ 6:30PM

1432 Locust Ridge Road

Washington, WV 26181

(Sells onsite at subject property)

Appraised @ \$169,000

**SELLS SUBJECT TO MINIMUM BID OF ONLY \$85,000!**

Online Bidding available at [www.BidNowllc.com](http://www.BidNowllc.com)



**Description:** 3 Bedroom, 2.5 Bath, Raised Ranch Single Family Residence built in 2012. Construction is 95% complete with only minor interior finish work remaining. Most needed materials are present and will convey. Home has 1,549 SF built above oversized 2-Car Garage. Interior finish boasts high-quality Amish Cabinetry and Hardwood Flooring throughout. Features include Gas Forced Air Heating, Central Air, Double-Hung Thermal Pane Windows, Vinyl Siding and a Metal Roof. Property is situated on 1.81 Acres with Picturesque Vistas in abundance!

**Open Inspection:** Monday, June 8th 5:30to 6:30pm  
Saturday, June 13th 1:00pm to 2:00pm  
& 1 Hour Prior to Auction

**Wood County PID:** 08 3600C4A00010000

**Taxes:** \$2,072.78

**Terms:** Sells As-is subject to minimum bid of ONLY \$85,000! 10% Buyer's Premium will be added to final bid to establish the contract selling price. No contingencies for financing, inspection or otherwise. Short tax proration. Buyer pays all closing costs.

**Deposit and Closing:** 10% deposit required on auction day with balance due at closing on or before July 15, 2015. Possession and clean Deed at closing. Close within 30 days after auction.

**Realtor Participation:** 2% Commission available to Licensee representing a successful bidder who closes on transaction. To collect a commission, Realtor's must: 1) Register your bidder no less than 24 hours prior to auction.; 2) Accompany your client to a scheduled Open Inspection; 3) Accompany your client to the auction; 4) Guide buyer to closing. **NOTE:** If bidding online, you must register your client prior to their registering online.

**Seller:** Peoples Bancorp, Inc.

Auctioneer - JR Yoder

License #WV2086

Joe R. Pyle Auctioneers - Broker



For additional information contact:

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