

TWO DAY PUBLIC AUCTION
REAL ESTATE & PERSONAL PROPERTY

Dates/Times: Friday, June 19, 2015 @ 5:00 P.M.

Saturday, June 20, 2015 @ 10:00 A.M.

Real Estate Sells Saturday @ 12:00 Noon

Location: 929 S. Washington St., Circleville, Ohio 43113



Description of Real Estate: Parcel No. A0541010002100; Legal Description: 80 S SIDE TRACT 9 RDS; Yamarick Township, located in the City of Circleville in Pickaway County, Ohio; Zoned Residential, R-Single Family. Lot Size 80 x 225; improved with a 2-Story Framed dwelling constructed in 1885, & containing approx. 3972 sq. ft., plus 3rd Floor Unfinished Attic (per Pickaway County Auditor). Dwelling consists of 14 rooms; 5 Bedrooms on 2nd Floor, 2 Full Bath, with a Full Basement; a 12' x 12' Enclosed Rear Porch with an 8' x 40' Front Porch and an 8' x 30' Side Porch. Home is heated by a new Electric Furnace with A/C. Other improvements include a 20' x 40' Detached Garage constructed in 2002. Taxes are \$1,834.28 per year.

Open House Dates:

Sun., June 7th @ 2-4:00 PM

Sun., June 14th @ 2-4:00 PM

Auctioneer's Note: What an opportunity to purchase a beautiful Turn of the Century Home in Circleville, Ohio, with Historical Charm throughout. A must see Staircase; Hand Carved and Cut Woodwork in original condition. Hardwood Floors; very large spacious rooms with Atrium Windows above the Doors. History dates back to Sear's Cannery Factory.

Terms of Sale (Real Estate): Real Estate sells with Owner's confirmation of Final Bid. 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 July 24th, 2015. **No Contingencies Accepted.** Title will pass by General Warranty Deed with no further evidence of Title being provided by the Sellers. 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. No Buyer's Fee being charged by the Auctioneer.

PERSONAL PROPERTY: [Chattels & Terms to be published at a later date.]

Owner/Seller: Dan & Kimberly Easterday



Sale Conducted By:
Terryl A. Queen, Auctioneer/Realtor
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