

## PUBLIC AUCTION OF REAL ESTATE & PERSONAL PROPERTY

Date: Saturday, July 25, 2015

Time: 10:00 A.M. (Personal Property)

12:00 Noon (Real Estate)

Location: 513 Nicholas Ct., Circleville, Ohio 43113



**Description of Real Estate:** Parcel No. A0511400004200; Legal Description: LT 42 PART; Yamarick Township, located in the City of Circleville in Pickaway County, Ohio; Zoned Residential, R-Single Family. Lot Size 105 x 113, improved with a 2-Story dwelling constructed in 1976, & containing approx. 1624 sq. ft. (per Pickaway County Auditor). Dwelling consists of 7 rooms; 3 Bedrooms; 1.5 Baths; a Full Basement (with Crawl Space under one room); & a 20' x 22' Attached Garage. Gas heat, with Central Air. Taxes are \$2,562.36 per year.

### Open House Dates:

Tues., July 7<sup>th</sup> @ 5-7:00 PM

Sun., July 12<sup>th</sup> @ 2-4:00 PM

Sun., July 19<sup>th</sup> @ 2-4:00 PM

**Auctioneer's Note:** Real nice North End Circleville 2-Story Home, well-kept with lots of potential.

**Terms of Sale (Real Estate):** The Home will sell with Owner's confirmation of sale price. 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 August 25<sup>th</sup>, 2015. **No Contingencies Accepted.** Title will pass by General Warranty Deed with no further evidence of Title being provided by the Seller. Taxes will be pro-rated through date of closing, with possession being 30 days from closing date. 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 Terryl A. Queen, Auctioneer/Realtor, and/or Ohio Real Estate Auctions. Any Buyer's wishing to have Buyer/Broker Representation must pay their Buyer/Broker Fees.

**PERSONAL PROPERTY:** (Sale begins at 10:00 am) [ Chattels & Terms to be published at a later date. ]



### 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)

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