

3-4 BR – 1.5 Bath – 1.5 Story

Home on 4 Acres

**1069 Marietta Rd.
Chillicothe, OH 45601**

Auction Conducted by:

Auction Ohio - Price

Real Estate & Auction

Saturday, October 19, 2019

11:00 AM

Auction Location:

ON-SITE

ALSO: Antiques – Furniture - Collectibles



REAL ESTATE LIVE ON-SITE AUCTION

DATE & TIME:

Saturday:
October 19, 2019
11:00 AM

AUCTION LOCATION:

1069 Marietta Rd.
Chillicothe, OH 45601

**Property sells subject to family approval
IF High bid is less than \$125,000**

ROSS COUNTY

Tax District: Springfield Township, Zane Trace School District

Parcel #: 340608013000

2018 Real Estate Taxes: \$1,555.52

GENERAL PROPERTY INFORMATION

A special opportunity to acquire a lovely rustic home just a mile from town on 4 Acres! A great location on the north side of Chillicothe 2 minutes from N. Bridge St. (Business US Rt. 23) which provides quick & easy access to groceries, drug stores, restaurants, healthcare, banking, emergency services, convenient stores, Ohio University-Chillicothe, transportation in all directions & much more.

Approx. 2000 sq. ft. 1.5 story home featuring large rooms, an updated kitchen & dining room, family room, 3-4 comfortable bedrooms & 4 cars worth of garages situated on a picturesque home site with lots of road frontage.

Recently painted exterior & roof, wood floors in good condition, many newer windows & ready for immediate occupancy at closing.

A selection of good quality antiques, collectibles & furniture sells beginning @ 11AM.

A comfortable family home & good for slowing down with a first floor bedroom, bath & laundry. Relax here with family & friends! Be sure to see this one!



Picturesque Country Home (North Side) Chillicothe, Ohio



1069 Marietta Rd.



www.AuctionOhio.com

**Well-located on 4 Acres
(North of) Chillicothe, Ohio**



4 Acres & Extra Buildings



**Real
Estate**



**Auction
Ohio**

www.AuctionOhio.com

Real Estate Auction TERMS & CONDITIONS

For

Home on 4 Acres @ 1069 Marietta Rd., Chillicothe, Ohio

Auction date/time/location: October 19, 2019 @ 11am

=> Real Estate Sells @ NOON

Auction Conducted LIVE On-Site

- A) The real estate sells 'AS IS.' NO Warranties expressed or Implied.
- B) Property is being sold to liquidate an estate. SELLERS retains the right to accept or reject any or all bids under \$125,000.
- C) The successful bidder will tender an earnest money deposit in the amount of \$10,000.00 by personal or business check (Payable to: AO Real Estate Trust Account) at the end of the auction. At that time, the successful bidder will execute a purchase contract with NO financing or similar contingencies & proceed to close by December 05, 2019.
- D) The SELLER pays for preparation of a new deed, conveyance fees & pro-rated real estate taxes. If the Buyer desires title insurance, it is the Buyer's option & expense.
- E) BUYER pays the buyer's portion of title agency closing fees, all recording fees, any buyer attorney, lender or inspection fees, etc.
- F) A 10.0% Buyer's Premium (based on the final bid) is added to the final bid, charged to the BUYER & collected at closing.



Preliminary Bid Packet for Buying Real Estate at Public Auction

Bidder's Packet attachments includes all basic documents that a successful bidder, at auction, will be executing and are listed below for your review (those marked with 'X'):

APPLICABLE DOCUMENTS ARE AS FOLLOWS:



Consumer Guide To Agency Relationships (and a receipt acknowledging that Buyer has received a copy)...



Agency Disclosure Statement...



Preliminary Bid Packet (with 'specimen' purchase contract and relevant documents...



Ohio Residential Property Disclosure Form



Federal Lead Based Paint Disclosure

PLEASE CALL STEVE HUMMEL @ 740.649.9634 in order to receive the above listed documents.



Being marketed & auctioned by:

Stephen J. Hummel, Auctioneer/Realtor®

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