

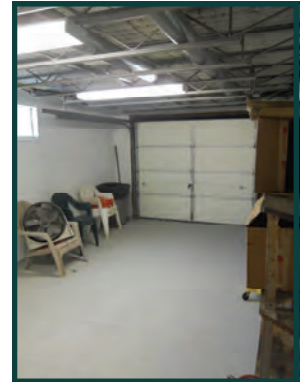
PUBLIC 10 AM Saturday **AUCTION October 3, 2015**



MLS#1465416

Located: 3097 Leeds Road Amelia Ohio. From SR125 follow SR132 south 2 mile to Concord Road on left and follow to Leeds Road to auction.

House and building on 1 acre of rolling land. 3 bedroom brick ranch with 2 full baths and 1 half bath. New kitchen cabinets and counter tops. New floor laminates and tile. Walls are drywall with new paint. City water. 200 amp electric. new screen and entry doors. Home has lots of closet space. A full walk out basement w/garage under home. 32X54 pole building w/roll up door and a walk out



Owners
Henry and Carol Dempsey

REAL ESTATE TERMS: Property sold "as is, where is". Non-contingent purchase contract to be written immediately following the final bid. \$5,000.00 (non-refundable) certified/cashier check (payable to Buyer) deposit required day of the auction for each property purchased, to be deposited in the escrow account of HUFF REALTY. Closing for each property will be on or before November 2, 2015. Possession according to the purchase contract. If Buyer fails to close per terms of contract, the deposit is non-refundable. Seller will furnish a fiduciary deed at closing at Title Company. Any other terms and conditions will be announced day of auction and will take precedence over printed material. Taxes pro-rated to day of closing. Your bidding is not conditional upon financing, so be sure to have arranged financing and are capable of paying cash at closing Auctioneer and real estate company are working for the seller only. Bidders shall rely on their own inspection and not upon any description of the auctioneer, owner or agents. All decisions of the auctioneer are final. 3% co-op to Ohio licensed real estate agent that brings purchaser to auction. Agent must register potential buyer on auction company forms email to Auction Company 48 hours prior to auction (10AM October 1, 2015) to be honored. Agent must attend auction with registered potential buyer. No exceptions will be made. Contact Mike with any questions and to receive confirmation of bidder form receipt. Disclaimer: All information contained herein is believed to be accurate but not warranted. No warranties expressed or implied, subject to all easements, restrictions, zoning, covenants and other matters of record. All measurements are approximate and not guaranteed. Any home built prior to 1978, could fall under the Lead Base Paint Law. Any potential bidder may conduct lead paint tests 10 days prior to sale at buyer's expense. Purchaser will sign a waiver of the 10 day post sale inspection. All inspections must be completed prior to auction date at potential buyers' expense. Not responsible for accidents or loss of property. Identification required to register for buyer's number. Not responsible for accidents or loss of property. Identification required to register for buyer's number. Announcements made auction day take precedence over any previous notification.



Mike Brown and Associates LLC

AUCTIONEERS

BETHEL, OHIO (513)532-9366

Mike Brown, Auctioneer/Agent with HUFF REALTY

Mike Brown Auctioneer

**Auctioneer/Realtor
513-532-9366**



REAL ESTATE CO-OP/REFERRAL REGISTRATION FORM

REAL ESTATE FIRM
AND TELEPHONE NUMBER _____

SALES AGENT NAME AND
TELEPHONE NUMBER _____

PROSPECTIVE BUYER NAME _____

ADDRESS _____

TELEPHONE NUMBER _____

LOCATION OF AUCTION _____

DATE OF AUCTION _____

TODAYS DATE AND TIME _____

SIGNATURE OF POTENTIAL BUYER _____

SIGNATURE OF SALES AGENT _____

**REGISTRATION FORM MUST BE COMPLETED IN FULL, Emailed to
mike@mikebrownauctioneer.com no later THAN 48 HOURS PRIOR TO AUCTION
DATE/TIME TO BE HONORED AND PAID AS A REFERRAL BY ANY REAL
ESTATE AGENT.
NO EXCEPTIONS.**

Call Mike to confirm receipt of email. Any questions, call Mike.

Real Estate Agent is required to attend auction with prospective buyer.

3 % co-op/referral available to agent
registering Successful Buyer on Auction
Company form and form received by auction
company no later than 48 hours prior to auction
(Absolutely no later than 10AM Thursday
October 1, 2015) to qualify for referral
with no exceptions.
Email to mike@mikebrownauctioneer.com
Call Mike for confirmation of email.

Mike Brown and Associates LLC

Auctioneers

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