

REAL ESTATE & PERSONAL PROPERTY AUCTION

SATURDAY MARCH 19, 2016
 10 AM PERSONAL PROPERTY
 12 NOON 2 PARCELS REAL ESTATE



PARCEL 1 MLS# 1477922
 1330 Kress Road
 \$10,000.00 DEPOSIT REQUIRED



PARCEL #1 MLS#147922 1330 Kress Road.

Unbelievable character throughout this gorgeous 2774 sq ft log home built in 2000. 3 bedrooms, 2 baths, fantastic loft overlooking living room area w/stone fireplace. All natural wood. Insulated wood windows. All 6 panel solid pine doors, exposed wood rafter ceilings. Breakfast nook w/benches, Master Bedroom upstairs w/adjoining bath and walk-in closet. Huge walkout basement. Poured foundation, shingle roof, gas heat/central air. 3 car garage w/large storage space overhead. Big deck surrounding this Northeastern Log Home (logs came in from Maine) on 15 rolling acres w/pond. 40x60 hip roof barn. Public water, septic



PARCEL 2 MLS#1477914
 1320 KRESS ROAD
 \$5,000.00 DEPOSIT REQUIRED

PARCEL 2 MLS#1477914 1320 Kress Road.
 Well built 1736 sq ft older home on rolling lot.
 3 bedroom 2 bath. Stucco walls, newer roof.
 Needs updating. slab foundation, shingle roof. gas
 radiant heat, public water, septic. 1.25 acres

**NO
 BUYERS
 PREMIUM**

Owners: Jutta King, Jeff King



Mike Brown and Associates LLC

AUCTIONEERS

BETHEL, OHIO (513)532-9366

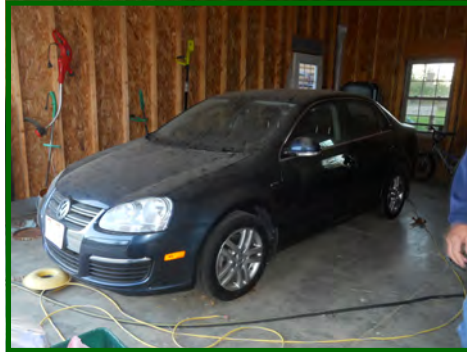
Mike Brown, Auctioneer/Agent with **HUFF REALTY**

www.MikeBrownAuctioneer.com

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PERSONAL PROPERTY

2007 VW Jetta diesel, John Deere 870 with 420 loader, Alpha Sports Cobra 90 4-wheeler, Kubota RTV900XT 4x4 diesel 80 hours, Dewalt radial arm saw, bushhog, 3 wheel horse mowers lots of metal scrap. GE side by side refrigerator, Longaburger baskets, couch and chair, TV, Conestoga lamp, Gone with the Wind lamp, recliner, bookshelves, end tables, coffee table, corner whatknots, file cabinets, desks, porch church bench, old kids scooter, tryke, 2 old trucks, old gooseneck trailer, other junk cars, old semi enclosed trailer. Lots of items in storage unable to view for a list.

REAL ESTATE TERMS: Property sold "as is, where is". Purchase contract to be written immediately following the final bid.

DEPOSIT required day of the auction for each property purchased: PARCEL #1 \$10,000.00 (non-refundable) certified/cashier check . PARCEL #2 \$5,000.00 (non-refundable) certified/cashier check (payable to Buyer), to be deposited in the escrow account of HUFF REALTY. Closing for each property will be on or before April 18, 2016. 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.

Pre-Approval letter is required for bidding on property. Come prepared with pre-arranged financing and be capable of paying cash at closing. All inspections must be completed prior to auction date at potential buyers' expense.

Purchaser will sign a waiver of the 10 day post sale inspection. Bidders shall rely on their own inspection and not upon any description of the auctioneer, owner or agents. Auctioneer and real estate company are working for the seller only. All decisions of the auctioneer are final.

2.5% 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 MARCH 17, 2016) 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.

PERSONAL PROPERTY TERMS: All sold "as is, where is" with no guarantees. Payment made on auction day with cash or good check with proper I.D. Announcements made auction day take precedence over any previous notification. Not responsible for accidents or loss of property. Identification required to register for buyer's number. Lunch available.

Mike Brown and Associates LLC

AUCTIONEERS

BETHEL, OHIO (513)532-9366

Mike Brown, Auctioneer/Agent with HUFF REALTY

www.MikeBrownAuctioneer.com



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 _____
(print)

ADDRESS _____

TELEPHONE NUMBER _____

LOCATION OF AUCTION *1320 Kress Rd MLS#1477914*

DATE OF AUCTION *Saturday March 19, 2016*

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 to
ANY Ohio 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.

Mike Brown and Associates LLC

Auctioneers

Mike Brown, Auctioneer/Agent

Bethel, Ohio 45106

513-532-9366

HUFF REALTY

mike@mikebrownauctioneer.com

www.MikeBrownAuctioneer.com

2.5% co-op 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 MARCH 17, 2016) to qualify for
referral with no exceptions.
Email to Mike@mikebrownauctioneer.com.
Call Mike for confirmation of email.



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 _____
(print)

ADDRESS _____

TELEPHONE NUMBER _____

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DATE OF AUCTION *Saturday March 19, 2016*

TODAYS DATE AND TIME _____

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SIGNATURE OF SALES AGENT _____

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