

ESTATE of Fred A. Spiller
10:00 AM SATURDAY November 30, 2019



MLS# 1642712 415 State Route 125, Bethel Ohio 45106, across from Bethel Tate High School. east end of Bethel Ohio.
REAL ESTATE SELLS AT 11AM
Nice older 2 story frame home on nearly 1/2 acre lot. 4 bedrooms, 1 bath, living room, dining room, kitchen and laundry room. Newer vinyl windows, first floor has hardwood floors. Detached 24X30 concrete block garage with door openers, concrete floor and heated. Blacktop drive, lots of mature shade trees. City water and sewer.

**OPEN HOUSE
SUNDAY 1-3 PM
NOVEMBER 17**



TRACTOR and TOOLS

Ferguson 30 tractor very original runs good nice straight tractor. 6 ft 3 pt disk, 2-12" plows. Wheel Horse 856 lawn mower, seated trailer puller behind the Wheel Horse, Wheel Horse lawn tractor w/engine disassembled. cutting torch w/tanks, portable air compressor, Lots of hand tools, sockets, screw drivers, drill bits, 2 half inch electric drills, Lincoln 225 welder, 2 barn jacks, small Craftsman tiller, Lawn cart, shovels, rakes, pitch forks, milk bucket, milk can, wall paper board, air tank, gas grill, parts bin

HOUSEHOLD and ANTIQUES

Stainless cookware, canister set, Corning Ware, microwave, Lots of cookware, carnival glass pieces, dehumidifier, metal patio set, large cedar chest, flat top trunk, Lane cedar chest, lamp sets, fans, electric typewriter, end tables, leather recliner, leather couch, oak sideboard, 2 floor lamps, Toby mug, 2 flat screen TV's, electric range, refrigerator, large coffee maker, 2 small desks, several pictures, washer and dryer, twin bed, horse shoe pitch set and much more.



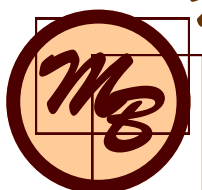
OWNER Estate of Fred A Spiller
Clermont County Case #19ES13670 Karla Parker, exec
AUCTIONEER's NOTE: Nice small auction of some
very clean, well-kept items.
Lots of parking across the street.



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. ID required to register for buyer's number. *Angela's Curbside Cuisine Food Truck will be on site.*

REAL ESTATE TERMS: Come prepared with pre-arranged financing and be capable of paying cash at closing. Property sells "AS IS" with no contingencies or inspections. 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. Purchase contract to be written immediately following the final bid. DEPOSIT required day of the auction for property purchased: \$5,000.00 (NON-REFUNDABLE). Certified/cashier check (payable to Buyer), to be deposited in the escrow account of Mike Brown and Associates, LLC. Closing for property will be on or before DECEMBER 31, 2019. Possession according to the purchase contract. If Buyer fails to close per terms of contract, the deposit is non-refundable. Seller will furnish a good 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. 2% Realtor co-op on property, co-op registration form must be completed and submitted to mike@mikebrownauctioneer.com no later than November 28, 2019 10AM to Mike Brown, Auctioneer.

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.



Mike Brown & Associates LLC, AUCTIONEERS

BETHEL, OHIO (513) 532-9366

Mike Brown, Auctioneer

www.MikeBrownAuctioneer.com

Agent with United Realty Home Connections



Mike Brown, Auctioneer

Auctioneer/Realtor

513-532-9366



REAL ESTATE CO-OP REGISTRATION FORM

REAL ESTATE FIRM
AND TELEPHONE NUMBER _____

SALES AGENT NAME AND
TELEPHONE NUMBER _____

PROSPECTIVE BUYER NAME _____ (print)

ADDRESS _____

TELEPHONE NUMBER _____

PROPERTY ADDRESS: 3415 State Route 125 Bethel, Ohio 45106 MLS#1642712

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 2% CO-OP
to ANY Ohio Real Estate Agent. NO EXCEPTIONS.

Call Mike to confirm receipt of email. Any questions, call Mike 513-532-9366.

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

**Form must be received by auction company no later than 48 hours prior
to auction. Absolutely no later than**

10 AM November 28, 2019

to qualify for 2% CO-OP with no exceptions.

Email to Mike@mikebrownauctioneer.com. Call Mike for confirmation of email.

Mike Brown and Associates LLC

Auctioneers

Mike Brown, Auctioneer

Agent with United Real Estate Home Connections

1277 State Route 133 Bethel, Ohio 45106

513-532-9366

mike@mikebrownauctioneer.com

www.MikeBrownAuctioneer.com

