

MOORE ESTATE REAL ESTATE AUCTION

10:00 AM SATURDAY January 25, 2020

Located: 2200 Donald Road Bethel Ohio 45106. Follow State Route 133 south 3 miles to Jones-Florer Road, turn left and follow 3/4 mile to Donald Road on left. Follow to sale on right, signs posted.



30 acres of level land w/5 stall, 1 tack room, all steel barn with concrete floor. Approximately 545 ft road frontage. A older 1,000 sq ft frame house in poor condition. Possible rehab, city water, road frontage, gravel driveway. Land was used to raise soybeans until 2019. Property is in CAUV, if use is changed, buyer will be required to pay recoupment.



MLS#1645706



OWNER
Estate of Robert R. Moore
Patty Mosteller Moore, Adm
Brown County # 20181039
David Burgess, Attorney for the Estate

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 February 25, 2020. 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 January 23, 2020 10AM to Mike@MikeBrownAuctioneer.com. Please call 513 532 9366 to verify 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.

Mike Brown & Associates LLC, AUCTIONEERS
BETHEL, OHIO (513) 532-9366

Mike Brown, Auctioneer

Agent with United Realty Home Connections

www.MikeBrownAuctioneer.com

