

CHARLES T. CHRISTMAN ESTATE AUCTION

SATURDAY DECEMBER 14, 2024 10 AM

1.208+- total acres MLS#1824247

Parcel #184040.035 and # 184040.003 309 Indianview Drive Loveland, Ohio 45140

Parcels sell together. Auction will be held onsite

309 Indianview Drive Loveland, Ohio 45140

REAL ESTATE: Fantastic location, 5 minutes from I-275. Lots of possibilities w/extra lot. House needs Rehab. Miami Township, Clermont County, Oh. Brick home with 5 rooms, bathroom with tub/shower and full basement, enclosed sun porch, attached double car garage. Hardwood floors, vinyl windows, septic system, public water, shed. Lots of shade trees.

PERSONAL PROPERTY: Kubota tractor B6100, 4' mower, vacuum on trailer. girls bicycle, old trunks, piano, Stanley thermos, buggy seat, 2 clocks, Singer sewing machine and cabinet, Grandfather clock, fireplace clock, chest of drawers, dining room table/6 chairs, Matching hutch, misc kitchen items, TV & stand, Old wooden banquet table, misc lamps, misc tables, electric recliner, unique bench, wrought iron foot stool, wicker bench, copper boiler, chest freezer, Craftsman 2HP air compressor, Bell & Howell projector, Craftsman grinder, Milwaukee tool, floor jack, garden trailer, several old wooden signs, press, old lantern, Craftsman tools, ash bucket, corningware, pyrex, round table w/cast iron stand marked Cincinnati, Ohio, misc kitchen items



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/all inspections will be at Potential Buyer's Expense.

REAL ESTATE TERMS: Come prepared with pre-arranged financing. Property sells "as-is" condition with no financial 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. Plum Tree Real Estate Marketing Purchase Contract will be written immediately following the final bid. **2% co-op to the Realtor that successfully brings buyer to closing.** Pre-Approval letter is required for bidding on property. All qualified bidders may bid on property.

REAL ESTATE DEPOSIT: Required day of the auction for property purchased: **5,000.00** down day of auction, to be deposited in escrow account of **Mike Brown & Associates, LLC**. Closing for property will be on or before **January 28, 2025**. 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.

Prospective buyers should avail themselves the opportunity to make inspection of property (real estate or personal) prior to bidding. All Property sells in "as is condition" marketable deed. Our company is not responsible for accidents or loss of property.

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.

Sale won't last long, Buyers should be on time.

Owner: Estate of Charles T. Christman

Case #2024 ES 00475 Nathan Christman, Administrator of the Estate

George E. Pattison Attorney for the Estate

Mike Brown & Associates LLC, AUCTIONEERS

BETHEL, OHIO (513) 532-9366

Mike Brown, Auctioneer

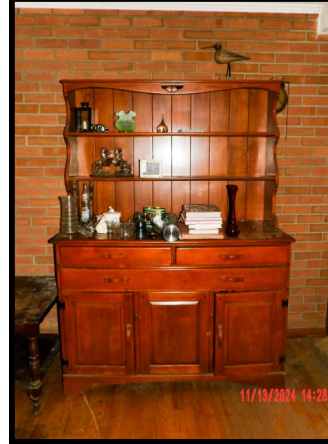
Agent/Plum Tree Real Estate Marketing

www.MikeBrownAuctioneer.com



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