

Real Estate Auction

FRIDAY SEPTEMBER 8, 2006 6 PM

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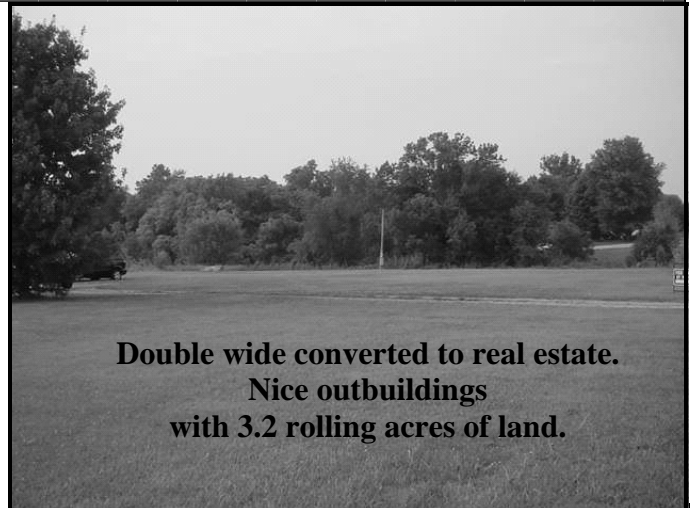
MLS# 1020682



1537 State Route 133 Bethel, OHIO 45106
State Route 133 South of Bethel, Ohio
to auction on right. Approx 6 miles

3.2
ACRES

- ◆ 3 BEDROOMS
- ◆ 2 FULL BATHS
- ◆ MASTER BEDROOM WITH ADJOINING BATH
- ◆ LAUNDRY ROOM
- ◆ CENTRAL AIR
- ◆ FORCED AIR OIL FURNACE
- ◆ CEILING FAN
- ◆ ELECTRIC HEAT
- ◆ PUBLIC WATER
- ◆ SEPTIC SYSTEM
- ◆ FELICITY FRANKLIN SCHOOL
- ◆ FRANKLIN TOWNSHIP
- ◆ 30 DAY OCCUPANCY
- ◆ 30X40 POLE BUILDING



Double wide converted to real estate.
Nice outbuildings
with 3.2 rolling acres of land.



OWNER
Mary Kabler

Call Mike at 513-532-9366 for details or go to:
www.MikeBrownAuctioneer.com

Mike Brown, Listing Agent
HUFF REALTY

All bidders must be registered to bid. Purchase contract to be written immediately following the final bid. \$1,000.00 (non-refundable) deposit required on the day of the auction payable to escrow account of HUFF REALTY. Balance due at closing. Property is sold "as is" without any contingencies. Auctioneer/Real Estate Company are working for the seller. Closing will be on or before 30 days after auction: October 8, 2006. Seller guarantees certificate of title to be provided at Seller's expense giving marketable title subject to restrictions of record. Taxes to be pro-rated to day of closing. Auctioneer is seller's agent. Your bidding is not conditional upon financing, please be sure you have arranged financing and are capable of paying balance due at closing. Inspections must be performed 10 days prior to auction date at buyer's expense. All information derived from sources believed to be correct, but are not guaranteed. All property dimensions are only approximations. Buyer shall rely entirely on their own Judgment, inspection of property and records. Any other terms and conditions will be announced day of auction and will take precedence over printed material. Property sells with owner confirmation. All decisions of the Auctioneer are final! Not responsible for accidents or loss of property. \$800.00 referral fee to any Ohio licensed agent who brings registered successful buyer to auction. Registration is required on Mike Brown and Associates form. no exceptions granted. Buyer must be pre-registered no later than 48 hours prior (by 6 PM Wednesday September 6, 2006) to auction.



Mike Brown and Associates LLC
AUCTIONEERS
BETHEL, OHIO (513)532-9366
Mike Brown, Auctioneer/Agent
Larry Adkins, Apprentice Auctioneer



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