



**Property #6**  
**SELLS on site at 12 noon**  
 MLS#1338497 3317 StRt 774 Bethel, Oh. South on StRt 133, left on StRt 774 to property on right. 30x40 pole barn. Frontage on 2 sides. 5.63 acres.  
**Great building lot with public water.**  
**Shown by appointment only.**



**Property #7 SELLS on site at 12:30 PM**  
 MLS# 1338419 1537 State Route 133 Bethel, Ohio. StRt 133 south to property on right.  
**Well maintained double wide on block foundation.**  
**Very solid. Well kept home w/a nice garage/shop combo.**



Large 2 car garage/barn. Move in condition 3 bedroom 2 bath. Electric heat, central air. public water septic. 1.62 acre  
**Shown by appointment only.**



## ABSOLUTE REAL ESTATE AUCTION BY COURT ORDER

***All properties shown by appointment only!  
 Call Mike at 513-532-9366 to schedule.***

All properties are sold "as is, where is". Non-contingent purchase contract to be written immediately following the final bid. \$2,000.00 (non-refundable) certified/cashier check (payable to Buyer) deposit required day of the auction for each property purchased, to be deposited in the escrow account of HUFF REALTY. Closing for each property will be on or before February 18, 2013. Possession according to the purchase contract, subject to tenant's rights if applicable. If Buyer fails to close per terms of contract, the deposit is non-refundable. Seller will furnish a guaranteed certificate of title 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. Your bidding is not conditional upon financing, so be sure to have arranged financing and are capable of paying cash at closing Auctioneer and real estate company are working for the seller only. Bidders shall rely on their own inspection and not upon any description of the auctioneer, owner or agents. All decisions of the auctioneer are final.

1 1/2% co-op to Ohio licensed real estate agent that brings purchaser to auction. Agent must register potential buyer on auction company forms and fax/email to Auction Company 48 hours prior to auction (10AM January 17, 2013) to be honored. Agent must attend auction with registered potential buyer. 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. Warranty deed. Not responsible for accidents or loss of property. Identification required to register for buyer's number.

Tenant rights are enforce. Rent deposits to be forwarded to buyers (new owners) if current renters remain

Auctioneers note: Court ordered, selling to highest bidder without reserve or reservation.

**Rare opportunity to purchase without reserve or reservation 7 parcels at absolute auction in one day at your price.**  
**Plan to attend.**

Owners:  
 Linda Brock Hall  
 Ken Foley

***Each property will be open  
 1 hour prior to auction time***



***Mike Brown and Associates LLC***

**AUCTIONEERS**

**BETHEL, OHIO (513)532-9366**

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

**[www.MikeBrownAuctioneer.com](http://www.MikeBrownAuctioneer.com)**

# ABSOLUTE REAL ESTATE AUCTION

**NO BUYERS  
PREMIUM!!**

**SATURDAY January 19, 2013**

**Bad weather date January 26**

Rare opportunity to purchase

**7**

parcels at absolute auction without reserve or reservation in one day at your price.



**Property #1 SELLS on site at 9AM .**

**MLS# 1338417** 330 Brown Street Georgetown, Ohio  
SR125 east to Home Street, Fulton Ave, right on Brown Street

**Great rental Easy access to stores, churches and hospital**

Currently renting for \$460.00 per month. 2 bedroom, 1 bath. Public water, septic. Gas heat. Tenant rights

**Shown by appointment only.**

**Property #2 SELLS on site at 10AM**

**MLS# 1338504** 234 Rich Street Bethel, Ohio. StRt 125 east, left on Morris to right on Claire, left on Rich street, property on right.

Currently rents for \$660.00 per month. Tenants Rights. Stucco sided with vinyl windows. 2 bedroom 1 bath. Public water and sewer. Gas heat, central air. Detached oversized garage. 4 town lots 0.277 ac

**Shown by appointment only.**



**Property #3 SELLS on site at 10:30AM**

**MLS#1338511** 332 E Concord Road Bethel, Ohio. St Rt 133 north to left on Clover Road to 4 way stop at Concord Road, Left and property is on left.

**Fantastic location close to Eastfork Lake, dead end street.**

Great rental presently rents for \$650.00. Tenants rights. 2 bedroom 1 1/2 baths. Public water septic, forced air oil heat, window air conditioner unit. 0.930 acre. **Shown by appointment only.**

**Property #4 SELLS on site at 11:30AM**

**MLS#1338523** 214 Jeremy Lane Bethel, Ohio. StRt 133 south, left on StRt 774, to right on Jeremy Lane, property on left

**2 family rental property secluded but just off StRt 774**

One unit currently rented for \$650.00 other unit potential rent of \$450.00. Tenant rights. Public water/ septic. oil baseboard heat. Older farm house converted to a 2 family. 3.326 acres

**Shown by appointment only.**



*Another auction by:*

**Mike Brown and Associates, LLC  
Auctioneers**



**Property #5 SELLS on site at 11:40AM**

immediately following the house above

**MLS#1338519** 201 Jeremy Lane Bethel, Ohio. StRt 133 south, left on StRt 774, to right on Jeremy Lane, property on left

**Great rental. Country setting with a nice view overlooking a small creek**

Currently Rents for \$ 600.00. Tenant rights. 3 bedroom 1 bath. Gas heat, central air. Public water, septic. 2.674 acre

**Shown by appointment only.**



*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 \_\_\_\_\_

ADDRESS \_\_\_\_\_

TELEPHONE NUMBER \_\_\_\_\_

LOCATION OF AUCTION \_\_\_\_\_

DATE OF AUCTION \_\_\_\_\_

TODAYS DATE AND TIME \_\_\_\_\_

SIGNATURE OF POTENTIAL BUYER \_\_\_\_\_

SIGNATURE OF SALES AGENT \_\_\_\_\_

**REGISTRATION FORM MUST BE COMPLETED IN FULL, FAXED TO AUCTIONEER AT 513-876-2572 NO LATER THAN 48 HOURS PRIOR TO AUCTION DATE/TIME TO BE HONORED AND PAID AS A REFERRAL BY ANY REAL ESTATE AGENT. NO EXCEPTIONS. Call Mike to confirm receipt of fax.**

**Any questions, call Mike.**

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

1 1/2% co-op fee 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 Thursday January 17, 2013) to qualify for co-op fee with no exceptions. Fax to auction company at 513.876.2572 or Email to Mike@mikebrownauctioneer.com.  
**Call Mike for confirmation of email and/or fax.**

*Mike Brown and Associates LLC*

**Auctioneers**

Mike Brown, Auctioneer/Agent  
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