

REAL ESTATE AUCTION

6 PM Friday Evening June 21, 2013

510 Main Street Hamersville, Ohio



MLS#1358288 2 story 4 bedroom, 1 bath.
Family room. New carpet. Lots of storage.
Enclosed back porch. Efficient furnace. Central
Air. Shed. Nice lot close to church and schools.

Lot Dimensions 64x170
Living/Great Rm 13x15 Level: 1
Kitchen 12x15 Level: 1
Family Room 13x16 Level: 1
Laundry Room 8x12 Level: 1
Master Bedroom 11x12 Level: 1
Bedroom 2 9x14 Level: 2
Bedroom 3 9x13 Level: 2
Bedroom 4 9x13 Level: 2
Full Bath Level #1
Bedroom Level 1

REAL ESTATE TERMS: \$1,000 Deposit must be presented at time of registration for auction in form of a Cashier's Check. Balance due at closing 30 days after sale, July 21, 2013. If registrant is last bidder, the check will be deposited into HUFF REALTY's escrow account and credited to Buyer at closing. 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. Taxes pro-rated. All information in this brochure was derived from sources believed correct, but is not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own information, judgment, and inspection of property and record. Buyer may bring a home inspector to inspect the property during the preview time. Non-contingent purchase contract to be written immediately following the final bid. Property is sold "as is". Auctioneer and assistants are seller's agent. Rear taxes will be paid by seller. Warranty deed. Auction will be conducted, rain or shine. Any other terms or conditions will be announced the day of the auction and will take precedence over printed matter.
NO BUYERS PREMIUM. OWNER: Brenda Wilder



Mike Brown and Associates LLC
Auctioneers

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Mike Brown, Auctioneer/Agent HUFF REALTY

www.MikeBrownAuctioneer.com