

ESTATE AUCTION

SATURDAY MAY 17, 2014

Rare opportunity to buy 4 properties at auction in one day at your price!



Property #4 SELLS on site at (noon) 12:00PM
2873 Mount Pisgah Road New Richmond, Ohio.

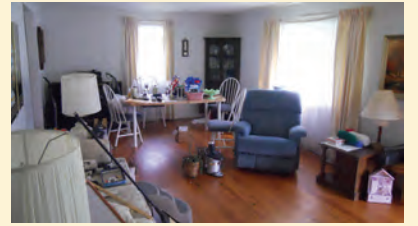
OPEN HOUSE

Sunday May 4 1 to 3:00pm
2873 Mt Pisgah Rd



St Rt 132 south to right on Mt Pisgah Road.

MLS#1399508 Clermont County Auditor#242706B060P 3 bedroom with nice size closets 2 baths, hardwood floors. central air. full basement w/1 car garage and glass block windows. large deck, stove/refrigerator. Marble window sills, York furnace natural gas heat with General air cleaner and humidifier/dehumidifier. Ceiling fan in each bedroom. City water, recent septic system. brick home with vinyl double hung windows. blacktop driveway. nice yard with shade trees. shed. .99 acres. Fire Department and park next door.



NO BUYERS PREMIUM!!

Owner: Estate of Lucy (Betty) Crouch
Co-executors: Orpha (Margie) Beagle, William Crouch Jr.
Clermont County Probate #14E510353
Corinne M. Faris, Attorney for the Estate



(Personal Property at 2873 Mount Pisgah will be sold at 11:00)

Crossley record player, corner cupboard, GE electric stove, GE washer/dryer, Whirlpool refrigerator 20.9, wooden pine table and 6 chairs, hide-a-way bed/sofa, recliner, Sharp TV, Hotpoint chest deep freezer, Lane Cedar chest, mink stole, end tables, lamps, Gone with the Wind lamp, trunk, bar w/3 stools, bar table and 3 stools, bedroom suites, couch, recliner, stereo with huge speakers, kitchenette dining set, small trunk, Christmas items, telephones, old canner, slow cookers, rice cooker, Happy Meal Toys, microwave, curtain stretcher, juicer, adjustable shelving, Commemorative Shirley Temple Danbury Mint collector series cups, wooden kitchen table and 6 chairs, china set,, wall clocks, pictures/frames, carpet cleaner, vacuums, pots and pans, cast iron Dutch oven marked Favorite, electric skillet, pressure cooker, butcher knife set, pressed glass, household items. Simplicity Series Minivator stair lift chair(like new cost 6,000.00), wheel chair, walker, Vintage button top kid shoe, leather kid glove, leather handbag, moccasins, doll supplies, crochet/sewing items, folding pet steps, pocket knives trailer, 3 1/2hp power washer, exercise bike, American Racing wheels/tires 13", 2 sets of tires, gas grill, coolers, bolts and nuts, pop/snack machine, Craftsman 23hp riding lawn mower, Magnovox 23" TV, Weedeator 4 1/2 hp push cover, Electric scooters, 2 stars, porcelain dolls, portable basketball hoop set. Partial listing only.



Mike Brown and Associates LLC

AUCTIONEERS

BETHEL, OHIO (513)532-9366

Mike Brown, Auctioneer/Agent with HUFF REALTY

www.MikeBrownAuctioneer.com

SATURDAY MAY 17, 2014 Property auction times listed below

NO BUYERS PREMIUM!! Shown by Appointment only!!

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Property #1 SELLS on site at 9AM
3722 Coon Avenue Williamsburg, Oh.



Presently rented for \$700.00 per month.

SR 133 approx 1.2 miles south of Williamsburg to left on Bootjack to right on 3722 Coon Ave.. MLS#1399461 Clermont County Auditor #5235503E030 3 bedroom, bath, natural gas furnace, vinyl siding and windows, shingle roof, newer 100 amp electrical, city water, septic. cellar, newer shed. .3 acres Tenant rights.



Property #2 SELLS on site at 9:30AM
217 Forest Avenue Batavia, Ohio.



Presently rented for \$700.00 per month.

Take South Riverside Drive (SR222) to left on Lou Darbro Road from to Clermont Road to 217 Forest. LS#1399444 Clermont County Auditor 060213A105 & 060213A104 3 bedroom, bath, central air, natural gas furnace, painted redwood siding, shingle roof, front porch and wood deck, 2 lots/big yard with room for a garden. 2 sheds. Includes stove, refrigerator, washer, dryer. City Water/sewage. Tenants rights.



Property #3 SELLS on site at 10:00AM
595 Ely Street Batavia, Ohio.



Presently rented for \$600.00 per month.

Take South Riverside Drive (SR222) to left on Lou Darbro Road to Clermont Road to Forest. to 595 Ely Street. MLS#1399503 Clermont County Auditor #060213A097B, #060213A097A, #060213A096B, #060213A096A, #060213A095B, #06013A095A. 2 bedroom, bath, washer/dryer. shingle roof. basement. natural gas heat. city water and sewage. Deck, rolling yard. Shed. Tenants rights.

PERSONAL PROPERTY TERMS: All sold "as is, where is" with no guarantees. Payment made on auction day with cash or good check w/proper I.D.
REAL ESTATE TERMS: 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 June 16, 2014. 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 fiduciary 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. 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.
2% co-op to Ohio licensed real estate agent that brings purchaser to auction. Agent must register potential buyer on auction company forms email to Auction Company 48 hours prior to auction (9AM May 15, 2014) to be honored. Agent must attend auction with registered potential buyer. No exceptions will be made. 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.
Tenant rights are enforce. Rent deposits to be forwarded to buyers (new owners) if current renters remain.
Not responsible for accidents or loss of property. Identification required to register for buyer's number. Announcements made auction day take precedence over any previous notification.

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Clermont County Probate #14E510353 Corinne M. Faris, Attorney for the Estate



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**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, Emailed to
mike@mikebrownauctioneer.com 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 email. Any questions, call Mike.

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

2% co-op/referral 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 May
15, 2014) to qualify for referral
with no exceptions.
Email to mike@mikebrownauctioneer.com
Call Mike for confirmation of email.

Mike Brown and Associates LLC

Auctioneers

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