

ESTATE AUCTION

9 AM SATURDAY SEPTEMBER 20, 2014

873 Richards Road Georgetown, Ohio MLS#1415780

Follow SR 125 1 1/2 miles west of Georgetown to Winfield Road on left, turn and follow to Richards Road on right to sale site.

Real Estate sells at noon.



OPEN HOUSE
1 to 3pm Sunday
August 31

Secluded fantastic custom built brick home on 2.09+- acres with a view that will take your breath away. 3 bedrooms 2 baths, oversized 2 car garage. An unbelievable round great room consisting of a dining area and living room with all natural wood ceiling. A large deck out back. Lots of trees, flowers and even a garden. The list goes on and on. A must to see. Original owners, never offered for sale since built in 1990. Just seconds from SR 125.



Antiques and Household: Round oak table w/6 ladder back chairs, round glass oak china closet, camel back trunk. 3 pc wood bedroom set, large amount of Jewel T-ware, large collection of Iris and Herringbone glassware, several hand made quilts, Aladdin lamp, oak wash stand, various crocks, gateleg table, pink depression pcs, large variety of good pressed glass, cook books, lots of wicker baskets, maple table w/6 chairs and hutch, several hand painted bowls, kraut cutter, fancy organ stool, large cast iron kettle, sausage mill, pitcher pump, 3 pc cast iron yard set, modern C roll top desk, Elgin mantle clock, wash bowl and pitcher, lots of misc modern lamps, electric sewing machine, quilt rack, leather sectional couch (nice), coffee and end tables, 3 patio sets, drum table, Bavarian Germany dish set, large glass display cabinet, SS bakeware, Kitchen Aid mixer, Revereware cooking set, everyday dishes and flatware, bench grinder, misc hand and garden tools, canning jars, John Deere LX25515 hp lawn tractor (1 owner) and more

Call Mike 513-532-9366 to schedule an appointment to view real estate.

Seller: Estate of Glenna Walker

Brown County Probate# 20141100 Exec: James Walker, Donna Walker

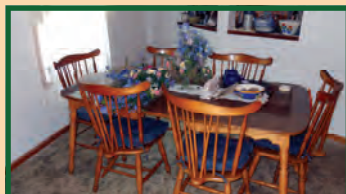
Auctioneer Note: This is a short list of a very clean nice auction. Plan to attend.

Food available, Good parking

Entry 8x9
Formal Dining Room 10x12
Kitchen 18x23 Level: 1
Family Room 18x25
Master Bedroom 16x17
Bedroom 2 11x12
Bedroom 3 11x12
2 Full baths
Crawl space, shingle Roof, Insulated windows, Public water/Septic, Electric heating, Heat Pump, Central Air

1 YEAR FULL HOUSE WARRANTY!!!

NO BUYER'S PREMIUM



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 to be deposited in the escrow account of HUFF REALTY. Closing for property will be on or before October 21, 2014. Possession according to the purchase contract. 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. 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 September 18, 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 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. Announcements made day of sale take precedence over any previous notifications. Not responsible for accidents or loss of property.

Mike Brown and Associates LLC

AUCTIONEERS

BETHEL, OHIO (513)532-9366

MIKE BROWN, AUCTIONEER/AGENT, HUFF REALTY

www.MikeBrownAuctioneer.com



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, 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 fax.**

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
September 18, 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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