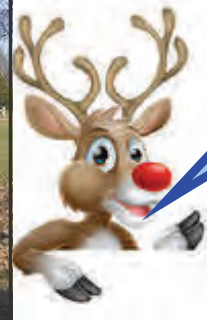


# ABSOLUTE ESTATE AUCTION

## SATURDAY DECEMBER 6, 2014 10am



**OPEN HOUSE SUNDAY NOVEMBER 30, 2014 1 to 3 pm**



This could be the Christmas gift of your lifetime!!

**10% Buyer's Premium**



**Selling immediately following House and lot:**  
**MLS#1426755**  
**Vacant building lot located at 8 Black Hawk**



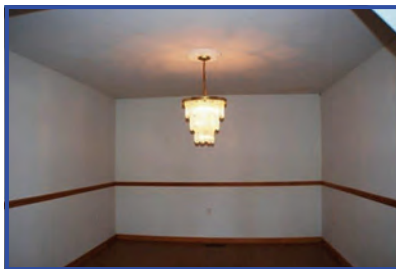
### Estate of Charlie B Johnson

Brown County Probate Court # 20131056

Eric Durbin, Exec

**MLS#1426745 4 Buffalo Cove Sardinia, Ohio**

3.9 miles to 4 Buffalo Cove from the guard shack at the gate. Great location—all the amenities of Lake Waynoka



2156(+/-) sq ft custom brick ranch built in 1998 with cathedral ceilings, skylights and killer kitchen. The sunken great room features cathedral ceilings, stone fireplace and walk-out. Master bedroom w/walkout and adjoining bath with step-in shower and soaking jet tub. Skylights. Formal dining room with chandelier and chair rail. Fully equipped kitchen with island and custom built-in pickled oak cabinets, easy care Pergo flooring. Home is on 2 desirable Lake Waynoka off water lots.

**Mike Brown and Associates LLC**

**AUCTIONEERS**

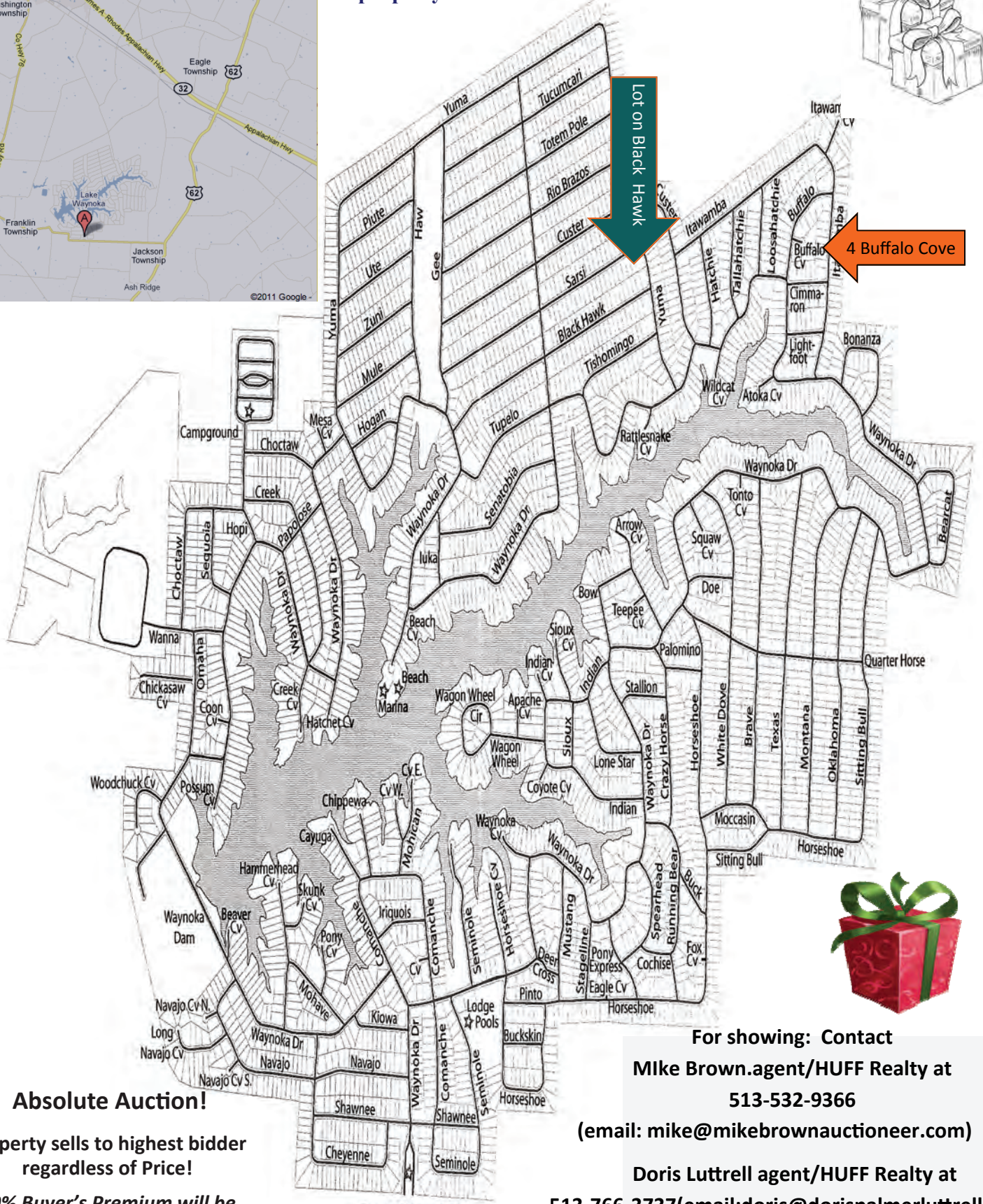
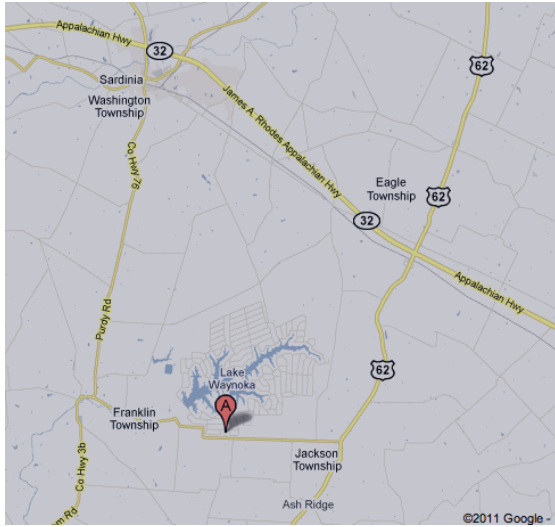
**BETHEL, OHIO (513)532-9366**

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



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

**FOR GPS USERS: use address 1 Waynoka Drive Sardinia Oh 45171, once on the grounds the actual property address will need to be entered into GPS**



**Absolute Auction!**

Property sells to highest bidder regardless of Price!

10% Buyer's Premium will be added to the last bid to establish final contract price

For showing: Contact

Mike Brown.agent/HUFF Realty at 513-532-9366

(email: [mike@mikebrownauctioneer.com](mailto:mike@mikebrownauctioneer.com)) or

Doris Luttrell agent/HUFF Realty at

513-766-3737(email:[doris@dorispalmerluttrell.com](mailto:doris@dorispalmerluttrell.com))

**TERMS AND CONDITIONS:** All properties are sold "as is, where is". Non-contingent purchase contract to be written immediately following the final bid. A deposit of 10% down of the final contract price in the form of personal check, certified/cashier check (payable to Buyer) 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 January 5, 2015. Possession according to the purchase contract. If Buyer fails to close per terms of contract, the deposit is non-refundable. Seller will furnish a clear 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.

**3% co-op to Ohio licensed real estate agent that registers and brings purchaser to auction. Agent must register potential buyer on auction company forms email to Auction Company 48 hours prior to auction (10AM December 4, 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 guaranteed. 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. 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.



*Mike Brown and Associates LLC*  
AUCTIONEERS

BETHEL, OHIO (513)532-9366

Mike Brown, Auctioneer/Agent with HUFF REALTY

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