

ESTATE AUCTION

10:00 AM SATURDAY NOVEMBER 3, 2018

Auction located 1801 US 52 Moscow, Ohio. 11 Miles east of New Richmond, Ohio. 35 miles west of Maysville, Ky. Signs on property

Antiques and Household
auCTION STARTS at 10 AM rain or shine!

Camel back trunk, Jacobean china closet, platform scales, oak 3 section glass front cabinet, oak curved glass china closet, grandfather clock, 2 old cash registers, quilting frame, spindle back rocker, Crosby radio, cedar chest, oak table w/4 chairs, several pottery pcs McCoy-Roseville, McCoy cookie jar, 5 gal crock, 2 carnival pcs 1 marked Georgetown Ohio, horse clock, several old pictures w/frames 1 of folk art, several clocks, wooden coke box w/bottles, kerosene lamp, childs wagon, cast iron skillets and pots, 2 piece stack book case, girls Huffy bike, lots of pressed glass pcs, cedar wardrobe, other odd cabinets, electric cook stove, several restaurant tables and chairs, modern coke machine, large bread dough mixer, John Deere 185 mower parts only good hood and tires, 2 wheel trailer. many other items not listed.



OPEN HOUSE at 1801 US52
OCTOBER 21, 2018
SUNDAY 1-3 PM

TRUCK SELLS at 11:15 AM
2016 Ford 150 extended cab 4X4 aluminum body V8 auto one owner, approx 57,000 miles.



MLS#1599129
Parcel #1

REAL ESTATE

PARCEL #1 MLS# 1599129 1801 US 52 Moscow, Ohio HOUSE and 1.1 acres SELLS at 11: AM
House on 1.1 acres facing US 52 in Moscow Ohio. 4 bedrooms, living room, dining room. 2 baths over 2500 sq ft on 2 floors, brick fireplace basement, large attic tall enough to turn into a fantastic loft! Home has a huge 35X30 deck on rear leading down to an above ground pool. city water w/septic. central AC. Building 36X24. Great setting on US52. Entry 15X12.6, Family room 13.6X14, Breakfast room 13X12, Dining room 17X15, Kitchen 17X13, Living room 17.2X15, Bedroom #1 11X17, Bedroom #2 13X16, Bedroom #3 16X10.6, Bedroom #4 11X15, Attic 36X14.2



MLS#1599129
Parcel #1



MLS#1599118 Parcel #2

OWNER: Estate of Leroy Gross, Joseph Lee Gross Executor Estate #18ES13251 Patrick Gregory, Attorney at Law

PARCEL #2 MLS# 1599118
311 Minor Street Felicity, Ohio
HOUSE in Felicity Oh SELLS at 9 AM
311 Minor Street Felicity, Ohio 2 bedroom 1 bath 1035 sq ft, crawl space, central air. has 1 shed on town lot #253B. City water and sewage. vinyl siding, shingled roof, Home is presently used as a rental.



Mike Brown & Associates LLC
AUCTIONEERS
BETHEL, OHIO (513) 532-9366
Mike Brown, Auctioneer/Agent with HUFF REALTY
www.MikeBrownAuctioneer.com



ESTATE AUCTION

10:00 AM SATURDAY NOVEMBER 3, 2018

Located 1801 US52 Moscow Ohio. 11 miles east of New Richmond, Ohio. 35 miles west of Maysville Ky. Signs on property.



PERSONAL PROPERTY TERMS: All sold "as is, where is" with no guarantees. Payment made on auction day with cash or good check with proper I.D. Announcements made auction day take precedence over any previous notification. Not responsible for accidents or loss of property. ID required to register for buyer's number.

REAL ESTATE TERMS: Property sold "as is, where is". Purchase contract to be written immediately following the final bid. DEPOSIT required day of the auction for each property purchased:

PARCEL #1 \$10,000.00 (non-refundable) certified funds

PARCEL #2 \$2,000.00 (non-refundable) certified funds

(payable to Buyer), to be deposited in the escrow account of HUFF REALTY. Closing for each property will be on or before December 18, 2018. Possession according to the purchase contract. If Buyer fails to close per terms of contract, the deposit is non-refundable. Seller will furnish a good 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. Pre-Approval letter is required for bidding on property. Come prepared with pre-arranged financing and be capable of paying cash at closing. All inspections must be completed prior to auction date at potential buyers' expense. Purchaser will sign a waiver of the 10 day post sale inspection. Bidders shall rely on their own inspection and not upon any description of the auctioneer, owner or agents. Auctioneer and real estate company are working for the seller only. All decisions of the auctioneer are final.

3.0% 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 (10AM November 1, 2018) 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.



AUCTIONEER'S NOTE: Mr Gross has owned this property since the 70's There are some good antique pieces in this sale. Partial listing only

OWNER: Estate of Leroy Gross, Joseph Lee Gross Executor Estate #18ES13251

Patrick Gregory, Attorney at Law



Mike Brown & Associates LLC

AUCTIONEERS

BETHEL, OHIO (513) 532-9366

Mike Brown, Auctioneer/Agent with HUFF REALTY