REAL ESTATE and PERSONAL PROPERTY AUCTION
10:00 AM SATURDAY May 14, 2022

1-3 PM OPEN HOUPSE SUNDAY APRIL 24, 2021

Located: MLS# 1733969 8941 Newman Road Georgetown, Ohio, 1 1/4 miles off US 68.
Follow Camp Run Road to Newman Road. Watch for Signs.

Real Estate offered at 12:30

Pre-Approval letter is required for bidding on property

Call…….

Mike Brown
Auctioneer/Agent
United Real Estate
Home Connections

513-532-9366

2 Parcels (sell together) total 38+- acres w/30 acres tillable, some woods.
Sells with tenant rights. House built in 1998, barns , workshop.

2 bedroom, 1 1/2 bath, large living room, dining room area, kitchen w/wood cabinets, refrigerator, stove, hardwood floors throughout , washer and dryer, central air, propane heat and wood burning stove, vinyl windows, handicap accessible, attached 2 car garage, detached garage/shop heated, 30X48 pole barn w/ 2 shed rows, 36X48 livestock barn w/frost free water tap

Farm Equipment and Shop Tools, Jeep, Truck

John Deere 1530 tractor 2282 hrs. diesel newer rubber 1 remote 1 owner, 1946 Jeep restored nice condition, 1982 Chevy C-20 3/4 ton V8 auto one owner, 6' pull type bus hog, 8' JD disc, 3 pt. carry-all/sprayer, Cub Cadet lawn mower, Bri-Marr dump trailer, flat bed wagon. lots of Shop Tools: Campbell Hausfield air compressor, cutting torch, 12 in Parks Planner, Delta tablesaw, Rockwell bandsaw, B&D radial arm saw, Grizzly joiner, sander, shaper, wood clamps, wrenches, saws, parts bins, bucksaw, well pump, post drill, wagon jack, Lots of walnut, cherry lumber.

Household Items

oak chairs, marble top table, ladder back chair, oak wash stand, oak rocker, dining table, marble top chest, small stand and table, desk with bookcase, marble top walnut chest, 3 pc bedroom suite, oak bed, old roll front kitchen cabinet, 2 rocking chairs.

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 after to 1978, does not fall under the Lead Base Paint Law. Any/all inspections will be at Potential Buyer's Expense. REAL ESTATE TERMS: Come prepared with pre-arranged financing. Property sells "AS IS" with no contingencies or inspections. 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. Property sells with Owner Confirmation. All decisions of the auctioneer are final. United Real Estate Home Connections Purchase Contract will be written immediately following the final bid. DEPOSIT required day of the auction for property purchased: $10,000.00 (*NON-REFUNDABLE).* Certified/cashier check (payable to Buyer), to be deposited in escrow account of Mike Brown & Associates, LLC. Closing for property will be on or before June 28, 2022. 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. 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 register for buyer's number.

AUCTIONEER'S NOTE: This will be a nice auction with a lot of variety, something for everyone.

Angela's Curbside Cuisine will be onsite.

Owner, Estate of Louis Rebendorfs Jr
Exec Louis Rebendorfs III Probate Court# 2022-1058

Mike Brown & Associates LLC, AUCTIONEERS
BETHEL, OHIO (513) 532-9366
Mike Brown, Auctioneer
Agent with United Real Estate Home Connections
www.MikeBrownAuctioneer.com

MLS # 17733969 38+- acres, house, shop