

**REAL ESTATE AUCTION**  
**6:00 PM Wednesday September 27, 2023**

Located: 10015 State Route 774 Hamersville, Ohio 45130

*Pre-Approval letter is required for bidding on property*



**Call..... Mike Brown Auctioneer/Agent 513-352-9366**  
**United Real Estate Home Connections**

**TRACT 1:**

139.595 acres with 126+ tillable acres. Frontage on 3 roads: ST RT 774, Love Day Road and Leonard Road. Some woods.

**TRACT 2:**

.90 acre 1 bedroom house with 1 bath. hardwood floors, metal roof, cistern, city water, above ground cellar, outbuilding, . Home is in "as is" condition, in need of some repair/updates.

**TRACT 3:**

.574 acre of land with right of way to ST RT 774 and old barn.



**All properties are offered in "as is" condition w/good warranty deeds and marketable surveys.**  
**Offered with tenant's rights to harvest present crop.**

**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, falls under the Lead Base Paint Law. Any/all inspections will be at Potential Buyer's Expense.

**REAL ESTATE TERMS:** 2% Buyers Premium. Come prepared with pre-arranged financing. Property sells "AS IS" with no contingencies or inspections. Bidders shall rely on their own inspection(s) only. 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% of final sold price down day of auction (NON-REFUNDABLE), to be deposited in escrow account of Mike Brown & Associates, LLC. Closing for property will be on or before November 11, 2023. 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. 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 Note: Owners selling due to health reasons.

**Owners: Gene and Frieda Figgins**

*Mike Brown & Associates LLC,* AUCTIONEERS

BETHEL, OHIO (513) 532-9366

Mike Brown, Auctioneer

Agent with United Real Estate Home Connections

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



**United**  
Real Estate  
Home Connections