

REAL ESTATE & PERSONAL PROPERTY AUCTION

SATURDAY September 21, 2024

10:00 AM Equipment 12 noon REAL ESTATE

462 Bat Roost Road Manchester, Ohio

TRACT: 24.746 acres MLS#1813867 parcel #158-00-00-031.000

OPEN HOUSE SUNDAY 9/1/2024 1-4 PM



3 story house with first floor remodel completed, 2nd and third floors are partial remodeled, most of materials on site will sell with real estate. 5 bedroom, kitchen with handmade cherry cabinets, utility room/laundry room, house is 50X24, outdoor wood heater. deck, oversized detached garage with upstairs storage room/shop and 2 garage doors.



Pre-Approval letter is required for bidding on property. All qualified bidders may bid on property offered for sale
REAL ESTATE DEPOSIT:
required day of the auction for property purchased: \$5,000.00

Drone video link.

Copy and paste in search engine
<https://youtu.be/DwuzY48YiCU>

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/all inspections will be at Potential Buyer's Expense.

REAL ESTATE TERMS: 3 % Buyers Premium added to final bid. 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. Plum Tree Real Estate Marketing Purchase Contract(s) will be written immediately following the final bid.

REAL ESTATE DEPOSIT: Required day of the auction for property purchased: \$5,000.00 down day of auction, to be deposited in escrow account of Mike Brown and Associates, LLC. Closing for property will be on or before November 5, 2024. 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. Prospective buyers should avail themselves the opportunity to make inspection of property (real estate or personal) prior to bidding. All Property sells in "as is condition" w/good warranty deeds and marketable surveys. Our company is not responsible for accidents or loss of property. **Food Truck onsite J & J Gallery**

Owners:

Owners: Carol and David Joyce

Call..... Mike Brown Auctioneer/Agent 513-532-9366

Agent w/Plum Tree Real Estate Marketing

Mike Brown & Associates LLC, AUCTIONEERS

BETHEL, OHIO (513) 532-9366

Mike Brown, Auctioneer

Agent/Plum Tree Real Estate Marketing

www.MikeBrownAuctioneer.com



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Tools and Equipment: County Line wood splitter, Delta 14" band saw, Jet Drill Press, 681 Oregon chain saw sharpener, chain saw chains, Chicago electric blade sharpener, Dewalt scroll saw, Delta joiner 6" professional as is, Craftsman radial arm saw 10" w/conveyor table 18", 50 ton jack, Craftsman 5160 chain saw (new), portable chain saw mill frame 5', Jet woodworking shaper 18", Delta dust collector, Craftsman 12" planner, Jet lathe, Delta belt sander 6 and 9, Craftsman router table with router, Craftsman huge table saw 10", Craftsman bench grinder 8", misc power hand tools, hardwood flooring saw, oscillating belt sander, small air compressor, ceramic tile electric cutter, transport jacks on wheels, shop vacs, pressure washer Honda motor 2200 PSI, wheel barrow, trailer caddy, Scotts grass seeder, 14' step ladder, Cub Cadet mower 24HP Cother, yard roller, wheel barrow with tandem wheels, ladder jacks, scaffolding and jacks, construction style fan, speed contractor fan, propane patio upright heater, digital display measuring wheel, 12 gal Rural King water jug, utility adjustable light on stand, 2 extension poles to hang lights, black box with hydraulic straightener, lots of hand saws (router, drill, keyhole etc), Stanley antique circular saw, old wood hand drill bit auger drill etc, lots of computer tools, lots of woodworking tools, old Stanley tools, antique type tools, socket sets, lots of Craftsman organizers, primitive padlock collection, keys for old locks, folding adjustable ladders, Harbor freight water pump, jumper cables, concrete rake, landscaper and more rakes, concrete tools and floats, lots of various size shelving some on wheels, Golf clubs with Big Bertha Warbird driver, file cabinets (2, 4 and 5 drawer), 6' folding tables, 4' folding tables, desk, 6' work/library table, metal chest, used air conditioners, basket ball goal, folding bench, wheeled seat, lots of metal racks/shelving, furnace blower, 4X4 rough sawn wood **Supplies:** 31 boxes of flooring hickory 5" wide hard wood flooring, storm doors and frames (new and used), 5 crossbuck doors 36" left and 32" right, Door to tornado shelter, old pine wood door, used vinyl windows various sizes, 36'X62" new window, a lot of plumbing supplies, lots of PVC fittings, various sizes PVC pipe, house wrap, misc insulation, 12-2 wiring shielded cable, lots of castor wheels, misc new electric supplies, nuts, bolts, nails, porch spindles for railing, misc entrance door w/side windows and matching side door, various doors, 66 new cinder blocks, architectural 30 ga roofing 20"X50", new commode, metal studs, lighting fixtures, 12 foam panel-4 in pack styrofoam insulation, cement backer board 1/2" thick 3X5 ft 1 1/4" board, metal studs, black waterline pipe **Household, Antiques and Misc:** dining table w/6 chairs and bench and extra leaf, glass front curio cabinet, wood bench, round end table, square end table, bedroom dresser and chest, 3 shelf bookcase, dinnerware sets, Idylis floor humidifier, several large fans, floor lamps, (4) 4' shelves 5' high, printers, food dehydrator Elite Gourmet, glass coffee table, pedestal wood table w/3 chairs, glass bookcase w/2 drawers, Onstage deluxe X style bench, white board, UPS computer backups, office chairs, crock pot, griddle, punch bowl set, glassware, old style mirror, 33 records, lots of Christmas items, Treadmill, weight lifting set, 5 lb lifting weights, galvanized tub, surround sound speaker set, portable bed frame, Whirlpool washer and dryer, water softener, meat grinder, camping cast iron dutch oven, 3 cast iron frying pans, canner, canning jars (New), boat steering wheel on stand, cast iron tea kettle, Amish handmade Quilt rake, Amish copper ceiling pot/pans rack, old phones, misc pictures and frames

PERSONAL PROPERTY TERMS: 10 % Buyer's Premium added to final bid. 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. **Food Truck onsite J & J Gallery**

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