

# REAL ESTATE & PUBLIC AUCTION

**WHEN: Saturday July 31, 2021**

**10:00 A.M. Household - 11:00 A.M. Real Estate**

**For: Edith Hemminger Trust Account**

**Barbara A Banky, Trustee**

**WHERE: 8637 W Duff Washa Rd, Oak Harbor, Ohio**

**Track 2:** 3 bedroom, 2 bath, 1,489 sf, tri-level home on 2+/- acres, 1 ½ car garage, built in 1979, basement, Carroll Township water, all electric heat, wood burning fireplace, kitchen appliances stay.

**Track 1:** 74+/- acres. 65.42+/- acres tillable, 6.14+/- acres waste ground.

**Track 3:** 76.95+/- acres.

Property will be sold in the multi-parcel method. The crops will be harvested by the farmer for this year's crops. New owner will take possession after crops have been removed.

**Household; Lawn & Garden**

**Terms:** Cash or check with proper ID. All items sold as is, where is. Not responsible for accidents, or items after they are sold. Statements made the day of sale supersede all printed matter. Licensed by the division of Licensing, Ohio Department of Agriculture, and bonded in favor of the State of Ohio.

**Real Estate Terms:** 5% down on the day of sale which is non-refundable with balance due on delivery of deed in 60 days. Taxes will be prorated. Statements made the day of sale supersede all printed matter. Property sold not contingent upon financing or inspections. Owner reserves the right to accept or reject any and all bids.

**NOTE:** Chad W. Brough Auctioneer is licensed by the Ohio Department of Agriculture and a licensed Broker for Batdorff Real Estate, Inc. Chad Brough and Batdorff Real Estate are representing the sellers only. All properties are sold as is, where is, no guarantees. Buyers shall rely entirely on their own information and inspection of the property. All data subject to errors, omissions or revisions and is not warranted.

**Chad W. Brough, Auctioneer – 419-262-7408 • 3434 N. SR#590, Lindsey, OH**

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