

# REAL ESTATE & HOUSEHOLD AUCTION

**WHEN: Saturday, October 8, 2022**

**10:00 a.m. – HOUSEHOLD; 11:00 a.m. - REAL ESTATE**

**For: Hotmer Enterprises Ltd. (Paul A. Hotmer, Manager)**



**WHERE: 3303 N. Graytown Road, Graytown, OH 43432**

**DIRECTIONS: SR#163 to north on Graytown Road.**

**REAL ESTATE:** Brick ranch style house with 3 bedrooms (hardwood floors), 1 bath, 1488 sq. ft., 1-car attached garage, walk-in attic, kitchen equipped w/stove & refrigerator, living room w/hardwood floor, whole house attic fan, well water, septic (tile easement to be granted), full basement w/laundry (W&D stay), central air, forced air propane heat (American Standard furnace), water softener owned, Buck woodburning stove in basement, 6-year old roof, barn (60x40) w/cattle area (30x60), back shed (30x40), 30x16 detached garage. Approx. 1.5 +/- acres to be surveyed by seller.

## **BARN, GARAGE ITEMS, HOUSEHOLD**

**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:** Non-Refundable Down Payment of \$5,000 due at time of auction, with balance due on delivery of deed in 45 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 W. Brough and Batdorff Real Estate, Inc. are representing the sellers only. Property is 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 - 419-262-7408**

**Batdorff Real Estate 419-898-9503**

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