

# REAL ESTATE & PERSONAL PROPERTY AUCTION

**SATURDAY April 27, 2024**

**10:00 AM Equipment**

**12 Noon REAL ESTATE 160.70+- total acres**

*Pre-Approval letter is required for bidding on property. All qualified bidders may bid on property!*

*All tracts will be combined in the MultiPar system and offered for sale  
Buy one, two or three of the tracts.*

*Located: 12147 Newkirk Lane Peebles, io 45660*

**TRACT 1: 35.446 acres MLS#1797819**

parcel # 03-27-000-088.00 and #03-27-000-087.00  
27.46 acres tillable, 6.691 acres woodland

Older 2 story farmhouse with newer windows and roof,  
4 bedrooms, full size bath, propane and wood stove heat, other  
out buildings on 35.446 acres of rolling, mostly tillable ground.  
Lots of frontage, city water.

Unusual opportunity to purchase an old homestead that has not  
been for sale for 100+ years.

**REAL ESTATE DEPOSIT:** Required day of the auction for  
property purchased: \$25,000.00 TRACT 1



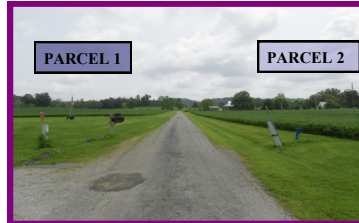
**TRACT 2: 121.7577 acres MLS#1797834**

parcel # 03-27-000-091.00, # 03-27-000-093.00  
#03-27-000-094.00

85.781 acres tillable, 35.6507 woodland  
Gently rolling land, good cropland, hunting. Cabin (hunting?  
needs some repair) up on the hill with a great view. Land lays  
in an extremely pretty valley with a creek running thru it.

Lots of frontage, county water available. 2 older barns

**REAL ESTATE DEPOSIT:** Required day of the auction for  
property purchased: \$25,000.00 TRACT 2.



**TRACT 3: 3.50 acres MLS# 1797898**

parcel # 03-27-000-092.00  
0.719 tillable, 2.103 woodland

**REAL ESTATE DEPOSIT:** Required day of the auction for  
property purchased: \$5,000.00 TRACT 3



**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:** 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: \$25,000.00 PER TRACT 1 and 2, \$5,000.00 Tract 3 down day of auction, to be deposited in escrow account of Plum Tree Real Estate Marketing. Closing for property will be on or before June 4, 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.*

**Owners: Estate of Verda Ann Turner #2023-1159, Exec-Barb Sandlin  
Estate of Paul Turner #2023-1161, Barb Sandlin, Exec  
J. Allyce Horne, Attorney at Law**

**Call..... Mike Brown Auctioneer/Agent 513-532-9366  
Agent with Plum Tree Real Estate Marketing**

*Poppy's Hotdogs and more Food Trailer on site*

**Mike Brown & Associates LLC, AUCTIONEERS**

**BETHEL, OHIO (513) 532-9366**

**Mike Brown, Auctioneer**

**Agent with Plum Tree Real Estate Marketing**

**www.MikeBrownAuctioneer.com**

