

# REAL ESTATE AUCTION

**SATURDAY May 10, 2025 12 NOON**  
**2990 State Route 125 Bethel Ohio 45106**



MLS# 1835253

Pre-Approval letter is required for bidding on Real Estate. All qualified bidders may bid on Real Estate offered for sale.

Parcel #323016A013 and 323016A012

REAL ESTATE OPEN HOUSE

SUNDAY APRIL 13, 2025 1 to 3 PM



Property has not been on the market in over 100 years!!!  
New Survey 11.398 ACRES+-

Large amount of frontage on SR 125 also frontage on Burke Road. 1 story Stone house (1394 sq ft), 2 bedroom, 1 bath, dining room with chandelier, living room, kitchen with eat-in nook. Nice deck on house. Beautiful hard wood floors, Knotty Pine wood walls in living room/dining room. Home does need some updating. Fantastic location, wooded area, rolling creek



32' X 41'



24' X 24'



12' X 16'

Owners: Philip Brown, Sharon Philhower, Amy Marmaduke

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

Agent with Plum Tree Real Estate Marketing

**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. 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. 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" no contingencies, w/good warranty deeds and marketable surveys. 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. Property is in CAUV.

**REAL ESTATE DEPOSIT:** Required day of the auction for property purchased: \$10,000.00 down day of auction, to be deposited in escrow account of Mike Brown and Associates, LLC. Closing for property will be on or before June 24, 2025. Possession according to the purchase contract. If Buyer fails to close per terms of contract, the deposit is NON-REFUNDABLE. Our company is not responsible for accidents or loss of property.

Food Truck onsite: Angela's Curbside Cuisine

*Mike Brown & Associates LLC.* AUCTIONEERS

BETHEL, OHIO (513) 532-9366

Mike Brown, Auctioneer

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

Agent/Plum Tree Real Estate Marketing

