

REAL ESTATE and PERSONAL PROPERTY AUCTION

4 PM WEDNESDAY JUNE 25, 2025

7986 Black Road Russellville, Ohio 45168



Real Estate
MLS#1841001

**parcel #17-
036680.2000**



REAL ESTATE OFFERED FOR SALE AT 5 PM

2003 Fleetwood modular home with 3 bedrooms, 2 full baths, concrete block foundation on 5 acres. all electric, central air, blacktop driveway, large fenced back yard, Large covered front deck. Detached



Bedroom #1 suite with sitting room, large bathroom with walk in closet. Dining room w/wood burning fireplace, living room, kitchen with island, laundry room with washer and dryer

*Very well located on a dead end road close to Russellville, Ohio.
Great location close to town*



OPEN HOUSE
SUNDAY
JUNE 1, 2025
1-4 PM



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 prior to auction.

REAL ESTATE TERMS: 10% Buyers Premium to be 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 will be written immediately following the final bid.

2% CO-OP to licensed Ohio Real Estate agent registering successful Buyer on Auction Company form and form received by auction company no later than 48 hours prior to Auction (Absolutely no later than **10AM June 19, 2025 to qualify for co-op with no exceptions**. Email to Mike@mikebrownauctioneer.com. Call Mike for confirmation of email. *Be sure to submit your forms early to secure your buyer information.*

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 **August 5, 2025**. 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" no contingencies*. All Property sells in "as is condition" no contingencies, w/good transferrable deed and marketable surveys.

Owner
The Edward Wainwright Revocable Family Trust
Margaret Vanover, Trustee



Mike Brown & Associates LLC, AUCTIONEERS

BETHEL, OHIO (513) 532-9366

Mike Brown, Auctioneer

Agent/Plum Tree Real Estate Marketing

www.MikeBrownAuctioneer.com



plumtree
Real Estate Marketing

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PERSONAL PROPERTY:

2007 Chevy Colorado pickup 67497 miles

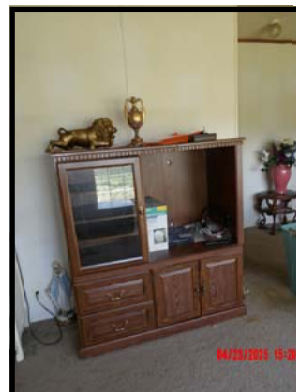
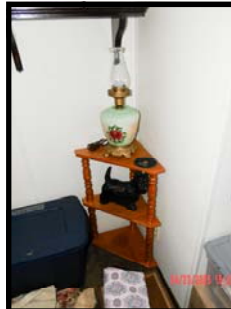
2305 John Deere HS2305 4 wheel drive tractor 60" cut w/loader 200CX and mower deck 985 hours

John Deere D105 mower 298 hours

lawn wagon, Delta table saw, ladders, weed eater, misc hand tools, Delta bench grinder, small bench vise, misc lights, air hose reel, Hyper Tuff H2500 weed eater, Craftsman electric caulking gun, Henry Miller piano, Ridgeway Grandfather clock, dining table w/6 chairs, unusual oak highboy chest w/rope corners/top beveled mirror and hat box, modern pie safe, white chest and dresser, display/china closet, bookcase, entertainment center, cedar chest, modern chest and dresser, TV stand, microwave and cabinet, couch, ornate leg marble top small table, salt cellars, pressed glasses, chine, covered compote, cast iron book ends, antique glassware hand painted Nippon, hand painted plates, bisque figurines and dolls, mustache cup, porch swing, and lawn furniture, reproduction hanging lamp, beer steins, stereo, dish sets, egg plates, pressed glassware, etched mirror, hall tree, tv stand, tapestry, Gone w/the Wind lamp, table lamp set, cast iron doggie door stop

PERSONAL PROPERTY TERMS: 10% Buyer's PREMIUM. Announcements made auction day take precedence over any previous notification. ID required register for buyer's number. Payment made on auction day with cash or good check with proper I.D. Prospective buyers should avail themselves the opportunity to make inspection of personal property prior to bidding. All sold in "as is, where is condition" with no guarantees. Our company is not responsible for accidents or loss of property.

Owner: The Edward Wainwright Revocable Family Trust, Margaret Vanover, Trustee



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