

# REAL ESTATE and PERSONAL PROPERTY AUCTION

**9 AM Saturday JUNE 21, 2025**

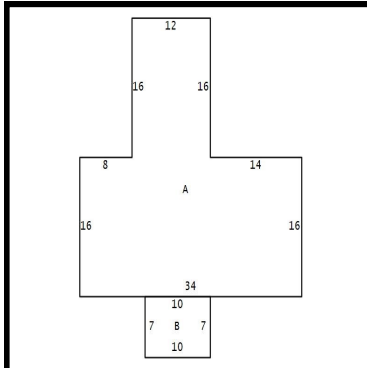
**319 Main Street Morrow Ohio 45152**

## REAL ESTATE OFFERED FOR SALE AT 10AM

2 bedroom historical home on 2 lots (50X140 each), 1 bath, kitchen, living room, partial basement. newer forced air furnace, newer shingle roof, city water/sewage. Detached garage.



Very well located in Morrow with easy access to bike trail, Morrow Art Center, local restaurants. Walking distance to a very nice scenic town.



**MLS#1837854 2 parcels #1712102006 and #1712102007**

2 bedroom historic home 736 sq ft with full bath, built in 1901 on 2 50X140 lots. Vinyl/aluminum siding, newer shingle roof, half basement, forced air natural gas heat. detached garage. Very well located in Morrow with easy access to bike trail, Morrow Art Center, local restaurants. Walking distance to a very nice scenic town.

**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. Be sure to submit your forms early to secure your buyer information. Email to Mike@mikebrownauktioneer.com. Call Mike for confirmation of email.

**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, w/good warranty deeds and marketable surveys.

### PERSONAL PROPERTY LIST

office desk sections, slant front display case, 2 early American end tables, assorted knick-knacks, cast iron skillets, large Coke-Cola clock, Pepsi sign, wicker furniture, assorted vintage pictures and prints, assorted salt and pepper shakers, old fruit jars, Pink depression glass, vintage pottery, old pop bottles and wooden crates, Pure Gold wooden fruit box, Coleman lanterns, kerosene lamps and lanterns, Lawn Boy mower, corn planter, misc garden tools, old battery scooters, misc PVC plumbing fittings, misc building supplies, large galvanized air or water tank, assorted tools, portable metal shelving, garden decor, MCM stackable chairs, exercise machine, contents from several storage units, sewing machine, typewriter, luggage, coolers

### ANTIQUES and VINTAGE

tractor seat, BB guns, tripod and transit, camera equipment, rock and roll record album collection, vintage camel saddle, kids toys, pedal tractor Craftsman jigsaw, brass fireplace screen, mid-century modern dark wood desk, trunks, desk chair, old wooden tables, wooden school desks, wood vise and other wood working tools

**PERSONAL PROPERTY TERMS:** 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: Jack W. Whisman**

**Mike Brown & Associates LLC, AUCTIONEERS**

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

**Mike Brown, Auctioneer**

**Agent/Plum Tree Real Estate Marketing**

**www.MikeBrownAuctioneer.com**

