

REAL ESTATE AUCTION
5 PM FRIDAY EVENING
OCTOBER 9, 2026
1836 JONES FLORES ROAD BETHEL, OHIO



Living Room

**AUCTION
 HELD ONSITE
 Peaceful location
 yet close to town
 Clermont County
 Parcel #323005F100
 MLS #1891733
 1.448 acres**



Kitchen/dining area

Modular ranch 2 bedroom, kitchen/dining area, bath and 1/2. front and back decks. Detached oversized single car garage. Secluded location, very quiet yet close to town. Lots of trees. City water, septic system. Bethel Tate local school. Cute Doll House style/Playhouse in back yard.

Owner: David and Pamela Carnahan

REAL ESTATE TERMS: Come prepared with pre-arranged financing and Bank Letter documenting available funds. . 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.

REAL ESTATE DEPOSIT: Required day of the auction for **Property #1 house purchased: \$5,000.00 deposit day of auction.** to be deposited in escrow account of Mike Brown and Associates, LLC. Closing for property will be on or before November 23, 2026. 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 or inspections, w/good transferrable deed and marketable surveys.

Mike Brown & Associates LLC, AUCTIONEERS

BETHEL, OHIO (513) 532-9366

Mike Brown, Auctioneer

Agent/Plum Tree Real Estate Marketing

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Mike Brown, Randy Dugan, Auctioneers

