

AUCTION

NICE Church Building

\$15,000 Minimum Bid

2-Level Lots • One w/Building

\$5,000 Per Tract Minimum Bid !!!

As Agents for Wesleyan Church of Washington Court House
we will sell the following on the premises

Saturday, May 30, 2009 • 10:00 AM

Located at 312, 317 & 321 Rose Avenue, WCH, OH

(Situated between Peabody & Western off State Route 41 North)



OPEN HOUSES - Tues, May 19th and 26th from 6-7 PM

312 Rose Avenue: The main floor of this building has a 47' x 30' carpeted meeting room; approx. 7'6" x 7'6" foyer; the rear class room #1 has hardwood floor and measures 19'5" x 14'7". Second class room is 13' x 19'6" with rear door. This floor, first level, of the building offers front, rear and side door outside access. The full basement offers side, mid-level rear and foyer access comprised of 2 restrooms, 5 classrooms plus the furnace room; concrete floors & paneled walls. The building is designed for easy divisions and equipped with gas heat, central air conditioning, 100 amp breaker box, public water & sewer service and is situated on an approx. 60' x 105' with side alley access; vinyl siding, shingle roof, block foundation, Fayette Co. Auditor Parcel No. 211-010-1-0082-00, being Lots 176 & 177.

317 & 321 Rose Avenue is comprised of two 50' x 150' lots (100' x 150' total). 317 Rose Avenue is improved by a concrete floor 24'6" x 22'4" building equipped with air conditioning and LP gas heat being known as Lots 172 & 173. The building has a shingle roof, vinyl siding, carpet, 2 walk through entry doors, a kitchenette, 100 amp breaker box, attic access & finished interior walls. This building was utilized as a Fellowship Hall. Fayette Co. Auditor Parcel No.'s 211-010-1-00-116-00 & 211-010-0-00-115-00. This property has side & rear alley access.

MANNER OF SALE: Sold by the piece, High Bidder takes choice. TERMS: \$3,000 down at time of sale per parcel. Minimum bid for 312 Rose Avenue is \$15,000; 317 & 321 Rose Avenue, 2 adjoining lots, minimum bid is \$5,000 per tract. Close on or before June 30, 2009; offered free & clear; no contingencies exist; sold in As-Is condition; closing conducted by Kiger & Kiger, Attorneys at Law; possession upon delivery of deed. All information provided is to be utilized only as a guide. Buyers are responsible to conduct any inspection, inquiry, investigations and due diligence regarding to property. Buyer agrees and understands that the seller makes no warranties or representations of any kind either expressed or implied as to the condition, quality, and merchant ability of fitness for a particular purpose of the real estate or any part thereof and/or serviceability for the same. Buyer is buying property subject to any and all easements, leases, covenants and restrictions. The agreement of auction is solely between buyer & seller. Stanley & Son, Inc. and its agents are exclusive agents of the seller. Any announcements made only by the auctioneer from the podium during the time of auction will take precedence over any previously printed material and/or any other oral statements made or implied. No liability exists regarding the information contained in any printed matter for its accuracy, errors or omissions. Bidding is open, just call out, raise your hand or watch the ring personnel...they will assist you and try to get answers to any questions you may have prior to bidding. The Auctioneer reserves the right to deny admission to the auction to any person the Auctioneer deems to be non-compliant with the rules and terms for the auction or a potential threat to be such. The Auctioneer further reserves the right to bar such person from all future auctions conducted by the Auctioneer Statute of Limitations: Any action or suit of any kind must be commenced within one year from the date when the cause of action or suit occurred or it will be forever barred. The Right of Action or suit will begin to run on the date of breach, damage or injury is sustained & not when the resulting cost, damage, harm or loss is discovered. This Agreement will be exclusively construed & governed in accordance with the laws of the State of Ohio, without regard to its conflict of Laws Principles. The exclusive jurisdiction & venue for any controversy or claim between the parties shall be the State of Ohio, County of Ross, City of Chillicothe, by binding arbitration.



Ranch* 3 Bedrms * 2 Baths



\$105,000

1152 Fishback Road, Leesburg
 Clean, well-maintained home on 2.88 Acres±;
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17.35 Ross County Ohio Acres
 Green Township-Vacant Parcel
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PLEASE SEND TO:

Time Dated Material, PLEASE RUSH!

Located at 312, 317 & 321 Rose Avenue
 Washington C.H., Ohio
 Nice Church Building \$15,000 Minimum Bid
 2 Level Lots • One with building
 \$5,000 per tract minimum bid!

CHURCH AUCTION
Saturday, May 30th at 10:00am

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