



Auction Services

**30 S. High St.
Croton, OH 43013**

***www.ucrealestateandauction.com
phone 740.965.1208***

PUBLIC NOTICE
ESTATE AUCTION OF REAL ESTATE
TUES. AUGUST 6, 2024, AT 6PM

We will be offering the following described Parcels of Real Estate at Public Auction:

Parcel 1: 1042 County Rd 218 Marengo, Ohio, Peru Twp. Morrow County Parcel #M34-001-00-359-01. The property consists of 6.6510 acres. There is a 1.5 Story frame house located on the property having 1,296 sq. ft. The home has been unoccupied and boarded up for several years. Property was appraised at \$125,000 dollars and must bring two-thirds of appraised value to sell (\$82,500).

Parcel 2: 3954 Township Rd 161 Marengo, Ohio, Lincoln Twp. Morrow County Parcel # J25-001-00-019-00. The property consists of 4.610 acres. There is a block house on the property having 1484 sq. ft. along with a 24'x26' pole barn. This property has been unoccupied and boarded up for several years. Property was appraised at \$58,000 dollars and must bring two-thirds of appraised value to sell (\$38,280).

Note: Both properties will be sold from the property located at 1042 County Rd 218 Marengo, Oh.

Open Houses: Both properties will be open for viewing on Thursday July 18 and July 25 from 6-7 pm.

Terms: The properties sell in their present AS-IS Where-IS condition with all Faults. All inspections, test, including mold, lead base paint, well and septic and any other buyer desired inspections must be completed prior to auction. Successful buyers required a nonrefundable down payment day of auction in the amount of \$5,000 dollars per property by cash or Cashiers check made payable to Sandra E. Ackerman, Administrator of the Estate of Kenneth Lester Deel. Closing to be within 30 days of sale. Full terms and conditions available on Auctioneers website www.ucrealestateandauction.com

Owner: The Estate of Kenneth Lester Deel
Morrow County Probate # 2018 ES 18764
Sandra E. Ackerman, Administrator
Kenneth J. Molnar, Attorney for the Estate

Auctioneer: Chip Carpenter
United County Real Estate and Auction Services, LLC
740-965-1208 or 614-206-1135
www.ucrealestateandauction.com