

# ABSOLUTE REAL ESTATE AUCTION

708 LINCOLN AVE / 648 PROSPECT AVE / STEUBENVILLE, OHIO

WEDNESDAY, SEPTEMBER 25<sup>TH</sup> AT 5:00 PM



We have been commissioned by the trustees of the Wintersville Baptist Temple to sell the former Truth Baptist Church located at 708 Lincoln Avenue and the former parsonage located directly behind the church at 648 Prospect in Steubenville, Ohio, for the highest and best bid at absolute auction.

**708 Lincoln Ave** – Situated with approximately 0.43 acres with 168 feet of frontage on Lincoln Avenue, and zoned R-2 by the city, this one-story, brick construction with a full basement, can supply multiple uses. The main level has a sanctuary or nave, entryway, and office. The basement house two half baths, kitchenette, and a fellowship hall, including a utility room. Adjacent to the church building is a large, gravel parking area that should accommodate as many vehicles needed.

All personal property in the church the day of auction stays for the new owner. This includes all church pews, kitchen appliances, furniture, miscellaneous, etc.

**648 Prospect** - This is a 6 - room house with one bath and a full basement. The floor plan has 3 bedrooms and bath on the second level with the main level including a LR, DR, and kitchen. Full basement includes laundry hook-ups, furnace and hot water tank. The site is approximately 60x84, or 0.11 acres.

**TERMS & CONDITIONS:** We will sell the church building and the five parcels fronting on Lincoln Ave, then sell the house at 648 Prospect. Both properties sell absolute to the highest bidder. Bidder will immediately sign a purchase agreement and a \$1,000 deposit per property. All inspections by the buyer are required to be completed prior to the auction. Properties sell in their as-is condition. Sellers will pay for the preparation of the new deed, the conveyance fee, provide a pest report, and will provide a new survey for Parcel # 07-01112-000. Buyer is responsible for all other Buyer's closing costs. Sale is not contingent on Buyer obtaining financing!

Properties will be open 3:30 the day of auction or by appointment prior to the auction date. Call Cain's at 740-266-2246 to set up your personal appointment or your own agent.

**AUCTION ORDERED BY:**

**WINTERSVILLE BAPTIST TEMPLE**

**AUCTION CONDUCTED BY:**

**GARY W. CAIN REALTY AND AUCTIONEERS LLC**

**AUCTIONEER:**

**BRAD L. CAIN, LIC# 57198333649**

**740-266-2246 cainrealty.online**