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Auction Information

Auction Tracker add listing

Auctioneer Mike Watson Auctioneer 419-937-7747

Auction Date Jun 14 Auction Location 6269 E. State Route 18

Time 05:00PM Republic, OH

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Auctioneer's Other Listings

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Auction Listing

AuctionZip Auctioneer ID# 11044

REAL ESTATE AUCTION

Thursday, June 14th., 2018 *** Time 5:00 pm
6269 E. State Route 18 - Republic, Ohio
(1.5 miles West of Republic on SR. 18)

23+/- Acres - Seneca County - Selling in 2 Tracts

Parcel No. 1: Offering at Public Auction 22+/- Acres of bare land having 9+/- acres of woods situated in a desirable hunting area with the balance being mainly tillable land.
Parcel No. 2: This tract offers 1.3+/- acres with buildings, which consist of an older style 1 story home having 1146+/- square feet of living area, 2 bedrooms, 24'x 24' pole building and other older outbuildings which are in poor condition, selling :as is" and is shown by appointment only.

TERMS: 10% down payment day of auction (non-refundable) with balance due at closing, within 30 days of auction. Taxes prorated to date of closing and Possession to be determined by sale day for home & buildings of Tract 2, with immediate farming rights on tillable acreage on Tract .

For additional property information go to the attached PDF file at top of this page.

Estate of Iola E. Williams - Sellers

Seneca Co. Probate # 2017-1248
Thomas J. Gordon, Executor - Bryan C. Rannigan, Attorney for Estate

Auction conducted by:

Ohio Real Estate Auctions, LLC

Mike Watson, Auctioneer - Phone 419-937-7747
Vic Smith Jr & Greg Martin, Assisting Auctioneers

Auctioneer License Information: 57197926509

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AUCTION

TERMS & CONDITIONS

ESTATE OF IOLA E. WILLIAMS

Thursday, June 14th., 2018

Real Estate Sells @ 5:00 pm

6269 E. State Route 18 - Republic, Ohio

PROCEDURE: *All parcels sold subject to all leases, easements, zoning laws and ordinances on record.*

DOWN PAYMENT: **10%** down payment on the day of the auction, non-refundable, upon signing a contract to purchase, with balance due within **30 days** or upon delivery of deed. The down payment can be paid in cash, personal check, corporate check, or cashier's check, made payable to OHIO REAL ESTATE AUCTION, LLC. The remainder of the purchase price is payable day of closing. Keep in mind that **YOUR BIDDING IS NOT CONTINGENT UPON FINANCING**, so be certain that you have arranged financing (if needed) and are capable of paying for the balance at closing.

CLOSING: Possession will be on delivery of deed/day of closing with immediate farming rights for Tract 1 and possession to be determined by sale day for home & buildings on Tract 2.

TAXES: Prorated to Day of Closing. (approx. full year real estate taxes based for 2017 tax year, \$1,307.28 for entire property.)

ACCEPTANCE OF BID PRICES: Successful bidder(s) will sign a auction contract to purchase immediately following the close of bidding at the auction. All final bid prices are subject to approval by the seller(s), unless the auction has been advertised or announced as an Absolute Auction.

SURVEY: Selling according to new recent survey completed by Hank and Associates, Inc..

DISCLAIMER AND ABSENCE OF WARRANTIES: The property is being **SOLD** on an "as is" basis including all faults, and no warranty or representation, either expressed or implied, concerning the property is made by either the seller(s) or Ohio Real Estate Auction, LLC. Each bidder is responsible for conducting its own independent inspections, including lead base paint investigations, and all due diligence concerning the property and the auction. Information contained in this brochure is subject to verification by all parties relying on it. Diagrams/dimensions in this brochure are approximate. All information contained in this brochure and any related materials are subject to the terms and conditions of sale outlined in the purchase contract. Auction conduct and bidding increments are at the direction and discretion of the auctioneer. All decisions of the auctioneer are final.

AGENCY: In this real estate auction, **OHIO REAL ESTATE AUCTIONS, LLC, Mike Watson Auctioneer, along with all other Auctioneers of the firm** are acting as agents for the seller(s) and have a fiduciary duty to the seller. .

NEW DATA, CORRECTIONS AND CHANGES: Please arrive prior to the scheduled real estate auction time to inspect any changes, corrections, or additions to the property information.

Information in this brochure is believed to be accurate but not guaranteed.

Seneca County, Ohio - Property Record Card

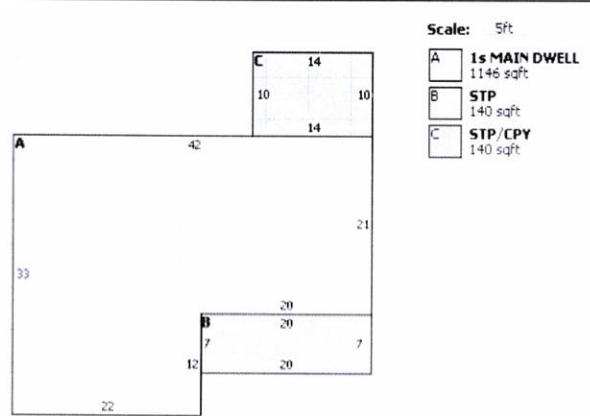
Parcel: L41000647800000 Card: 1

Owner WILLIAMS IOLA E
Address 6269 E SR 18
Land Use (111) A - CASH GRAIN OR GENERAL FARM
Class AGRICULTURAL
Legal Description PT MID PT SW1/4
Range Township Section 0-0-17

MAP



SKETCH



RESIDENTIAL

Building Style	OLD STYLE	FullBaths	1
Sq.Ft.	1146	Half Baths	0
Year Built	1930	Basement	FULL
Stories	1	Basement Area	0
Exterial Wall	ALUMINUM/VINYL	Rec Room Area	0
Rooms	4	Heat Fuel Type	GAS
Bedrooms	2	Heat/Cool	CENTRAL
Family Rooms	0	Attic	NONE
Fireplace Openings(Stacks)	0(0)	Trim	0

LAND

Code	Frontage	Depth	Acreage	SqFt	Value
1	0	0	1	N/A	\$18,000.00
2	0	0	13.12	N/A	\$65,600.00
4	0	0	8.4	N/A	\$37,800.00
5	0	0	0.25	N/A	\$50.00
9	0	0	0.23	N/A	\$0.00

VALUATION

	Appraised	Assessed
Land Value	\$121,450.00	\$42,510.00
Building Value	\$38,550.00	\$13,490.00
Total Value	\$160,000.00	\$56,000.00
CAUV Value	\$53,700.00	
Taxable Value	\$32,290.00	

PERMITS

IMPROVEMENTS

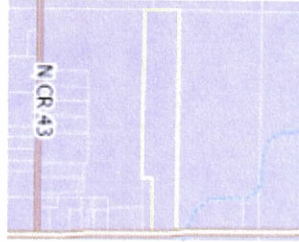
Card	Description	Year Built	Dimensions	Value
1	RG1 - FRAME OR CB	1930	12x20	\$430.00
1	AP1 - FOUR SIDE	1980	24x24	\$1,470.00
1	AP2 - FOUR SIDE	1959	14x50	\$1,120.00
1	RS1 - FRAME UTILITY	1973	11x25	\$60.00

SALES

Data For Parcel L41000647800000

Agricultural Data

Parcel: L41000647800000
Owner: WILLIAMS IOLA E
Address: 6269 E SR 18



[+] Map this property.

Agricultural

Soil Type	Soil Use Code	Acres	Agricultural Use Value
BOA	CROP	13.407	\$30,570.00
PA	WOOD	2.310	\$1,050.00
BOA	ROW	0.195	\$0.00
PA	CROP	0.482	\$1,020.00
BOA	WOOD	5.606	\$3,060.00
HM1	HOME	1.000	\$18,000.00

Agricultural Totals

Total Acres: 23
Total Agricultural Use Value: \$53,700.00

GIS parcel shapefile last updated 5/14/2018 2:36:22 AM.

The CAMA data presented on this website is current as of 5/11/2018 11:10:10 PM.

Data For Parcel L41000647800000

Tax Data

Parcel: L41000647800000
Owner: WILLIAMS IOLA E
Address: 6269 E SR 18



[+] Map this property.

Tax Year: 2017

Property Tax

	Tax Year 2017 Payable 2018	
	First Half	Second Half
Gross Charge:	\$929.81	\$929.81
Reduction Factor:	(\$206.96)	(\$206.96)
Nonbusiness Rollback:	(\$61.34)	(\$61.34)
Owner Occupied Rollback:	(\$8.89)	(\$8.89)
Homestead Reduction:	\$0.00	\$0.00
Special Assessments:	\$1.02	\$1.02
CAUV Recoupment:	\$0.00	\$0.00
Penalties And Adjustments:	\$0.00	\$0.00
Subtotals:	\$653.64	\$653.64
Prior Charges:	\$0.00	
Full Year Total:	\$1,307.28	
Payments:	(\$653.64)	
Half Year Due:	\$0.00	
Full Year Due:	\$653.64	

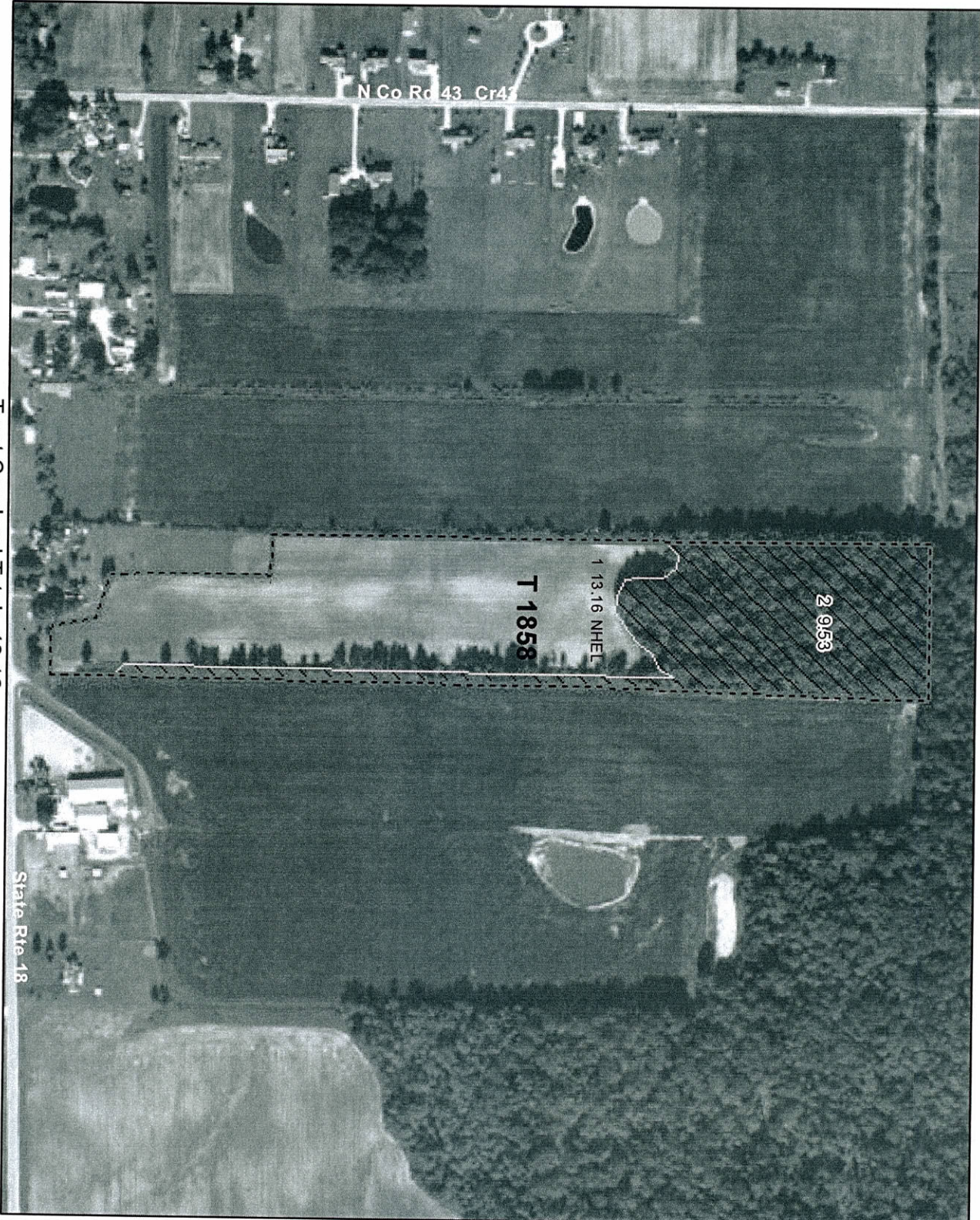
Tax Distribution for Current Tax Year (2017 Payable 2018)

Name	Amount
Seneca County	\$276.76
Scipio Twp	\$161.57
Seneca-East Lsd	\$757.28
Vanguard Jvsd	\$45.79
Bloom Scipio Jt Amb Dist	\$49.50
Seneca East	\$14.34

Seneca County GIS



Notes



Tract Cropland Total: 13.16 acres

Farm 4671

Tract 1858

2018 Program Year





Map Created February 22, 2018

Seneca County
 Farm Service Agency
 3140 S State Route 100-Suite C
 Tiffin, OH 44883-8890
 419-447-7071 (p)
 855-842-4899 (f)

Common Land Unit

-  Non-Cropland
-  Cropland
-  CRP
-  Tract Boundary

Wetland Determination Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation
-  Compliance Provisions

All of the following are true unless otherwise indicated:

- All Crops=NI
- All Crops=GR
- Corn=YEL
- Soybeans=COM
- Wheat=SRW



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