



**PUBLIC AUCTION**  
**FRIDAY, OCTOBER 25<sup>TH</sup>, 2019**  
**PERSONAL PROPERTY @ 10 AM**  
**REAL ESTATE @ 12 PM NOON**  
**2655 LEXINGTON AVE., LEXINGTON, OH 44904**

**OPEN HOUSE SUNDAY OCTOBER 13<sup>TH</sup>, 2019 FROM 1 PM TO 3 PM**  
**To Locate: Lexington Ave. between Orchard Park and Trimble.**



Situated on 3 lots for a total of approx. 1.67 acres is this vinyl-sided Cape Cod home with approx. 1445 sq. ft. of living space with so much to offer! A spacious living room w/ stone-front wood-burning fireplace, a nice sized dining room, kitchen, office, & master bedroom all on the main level, plus two nice sized bedrooms upstairs. One full bath on main, plus a half bath upstairs. Updates include gas forced air furnace & gas hot water heater both new in 2013. Enjoy evenings on the open deck w/ seating or from the enclosed back porch. Large 2.5 car detached garage w/ wood-burner, concrete floors, electric, & a big workshop area. Located in Lexington School District. Come prepared to buy a nice home!!

**CALL AUCTIONEER CRAIG A. MILEY, CAI @ 419-512-6295 TO VIEW THIS PROPERTY PRIOR TO THE AUCTION.**

<b>Acreage: 1.67 +/- Acres</b>	<b>Exterior: Vinyl</b>	<b>Kitchen: (M) 10'4" X 12'11"</b>
<b>Style: Cape Cod</b>	<b>Water: Well</b>	<b>Dining Room: (M) 12'5" X 13'8"</b>
<b>Year Built: 1950</b>	<b>Sewer: Septic</b>	<b>Living Room: (M) 13' X 18'6"</b>
<b>Approx. Sq. Ft.: 1,445</b>	<b>Roof: Asphalt Shingle</b>	<b>Master BR: (M) 12'5" X 12'6"</b>
<b>Estimated Taxes: \$1,092.82 per year</b> <b>Homestead Exemption: \$490.16 per year</b>	<b>Heat: Gas Forced Air</b>	<b>BR 2: (U) 8'11" X 13'10"</b>
<b>County: Richland</b>	<b>Water Heater: Gas</b>	<b>BR 3: (U) 14'9" X 13'10"</b>
<b>Township: Washington</b>	<b>Garage: 2.5 Car Detached</b>	<b>Office: (M) 9' X 7'6"</b>
<b>School District: Lexington</b>	<b>Basement: Full</b>	<b>Baths: 1 Full on Main, 1 Partial on Upper</b>
		<b>Windows: Wood w/ Storms</b>

(All information deemed correct but not warranted)

<b>Owner(s):</b>	<b>David K. Peters, Michael P. Peters, &amp; Lauren L. Berry</b>
<b>Auctioneers/Realtors:</b>	<b>Craig A. Miley, CAI 419-512-6295</b>
	<b>Gregory D. Edwards</b>
<b>Auctioneer:</b>	<b>Cory S. Miley</b>

**Terms - Real Estate:** 2 Forms of ID required to register. 5% non-refundable deposit due the day of the auction, balance due in 45 days or upon delivery of the deed. All pre-inspection periods end the day of the auction. Please have your financing pre-arranged so you will be prepared to bid at the auction. Subject to Seller's confirmation. All information deemed correct but not warranted. Announcements made day of auction take precedence over printed materials. Not responsible for accidents. **Personal Property Terms:** 2 Forms of ID required to register. Cash, check or credit card w/ proper ID. 4% convenience fee for credit card transactions. Announcements made day of auction take precedence over printed materials. Not responsible for accidents. Everything is sold "As Is". No warranties or guarantees.

**Auctioneers' Note:** Come prepared to purchase a nice home on Friday, October 25<sup>th</sup>, 2019; Personal Property begins @ 10 AM with Real Estate being offered at 12 PM Noon.



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