

Siefker Real Estate & Auction Co. LTD

PUBLIC AUCTION

TUESDAY * OCTOBER 29th, 2024 ~ 6:00 PM Sharp!

**BEAUTIFUL PROPERTY ~ GREAT LOCATION
5.7 +/- ACRES PLUS HOME & POLE BUILDING**

**Offered in 2 Individual Parcels PLUS the Combination
GORHAM TWP * FULTON COUNTY, OH**

GORHAM FAYETTE SCHOOL DISTRICT ~ "WATCH FOR AUCTION SIGNS"

AUCTION LOCATION: ON SITE @ 207 & 307 N. Maple St., Fayette, OH 43521



SCHEDULED OPEN HOUSES:

**SUNDAY * September 29th, 2024 * 1:00 – 3:00 PM
and Sunday * October 13th, 2024 * 1:00 – 3:00 PM**

Owner: JOY SHORT TRUST

Jerry Short, Trustee

For TERMS, FURTHER INFO or PRIVATE SHOWING Contact:

DAN LIMBER, Listing Auctioneer (419)-576-2717



AARON SIEFKER, Broker & Auctioneer

419-538-6184 Office 419-235-0789 Mobile

View on the web @ www.siefkerauctions.com and www.dlimberauctions.com

Siefker Real Estate & Auction Co. LTD * Ottawa, OH

BEAUTIFUL PROPERTY ~ GREAT LOCATION 5.7 +/- ACRES PLUS HOME & POLE BUILDING

Offered in 2 Individual Parcels PLUS the Combination

RANCH HOME & POLE BUILDING on 1.97 +/- ACRES @ 207 N MAPLE ST., FAYETTE, OH

PARCEL #1: This Beautiful Property Boasts Mature Trees and Privacy around the Nicely Kept Ranch Home that offers 3 Bedrooms, 2 Baths, Kitchen/ Dining Area w/ Patio Doors to Rear Deck w/ Sunsetter Awning, Living Room, Full Basement w/ Kitchenette, CA, All Appliances, Attached 2 Car Garage, Mostly Cement Drive w/ Asphalt to Road, A Second Asphalt Drive leads Behind the Home to the 50x30 Heated Workshop w/ Long Lean-to Porch, All on 1.9773 +/- Acres and Conveniently Located in Walking Distance to Downtown Fayette, Gorham Fayette Schools, R.E. Taxes \$ 664.33 Per ½ Year, ID # 19-038412.00.000

FEATURES of PARCEL 1

- 1965 Framed Home w/ 1,144 SQ FT Living Space
- Full 1,144 SQ FT Basement w/ Kitchenette
- 1.9773 +/- Acre Lot
- Taxes \$664.33 Per ½ Year
- Gorham Fayette Local School District
- City Water & Sewer
- Gas Hot Water Boiler Heat/ Central Air
- 22' x 22' Attached Garage
- Concrete Drive and Second Asphalt Drive to Building
- 50'x30' Heated Pole Building w/ Lean-to Porch
- Beautiful Setting - Mature Trees -Convenient Location

{Information Believed Correct but Not Warranted}

ROOM SIZES PARCEL 1

Kitchen / Dining	19' x 10'
Living Room	19' x 15'
Bedroom	11' x 12'
Bedroom	11' x 12'
Bedroom	11' x 13'
Full Bath - Main Floor	
Family Room – Basement	43' x 13'
Office – Basement	16' x 11'
Utility – Basement	27' x 11'
Full Bath - Basement	

All Appliances Stay: Dehumidifier, Dishwasher, Refrigerator, Range Oven, Washer, Dryer, Microwave,

3.75 +/- ACRE POTENTIAL BUILDING LOT @ 307 N MAPLE ST., FAYETTE, OH

PARCEL #2: 3.75 +/- Acres being a Potential Building Lot, Water & Sewer Hookup Available, Beautiful Property w/ Mature Trees and Great Location, Gorham Fayette Schools, RE Taxes \$ 178.41 Per ½ Year, ID# 19-038408.00.000

HOME & BUILDING on 5.72 +/- ACRES ~ The COMBINATION of PARCELS 1 & 2

PARCEL #3: Home & Building on 5.7273 +/- Acres being the Combination of Parcels 1 & 2 as a Single Unit
"COLLECTIVE BIDDING PROCEDURE USED"

Offered by:

Siefker Real Estate & Auction Co. LTD Ottawa, OH * 45875

Contact > DAN LIMBER, Listing Auctioneer * 419-576-2717

AARON SIEFKER, Broker/ Auctioneer * 419-538-6184 Office * 419-235-0789 Cell

COLE LIMBER, KENDRA LIMBER, DAN BAKER; assisting auctioneers



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Find us on the web @ www.siefkerauctions.com

PHOTO GALLERY



HOME FRONT



50'x30' POLE BUILDING



KITCHEN



DINING AREA



ENTRY / LIVING ROOM



FULL BATH



BASEMENT

AUCTION TERMS AND CONDITIONS

DOWN PAYMENT: \$5,000.00 on parcel 1, \$3,000.00 on parcel 2, \$8,000 down on Parcel 3, on the day of the auction with balance in cash at closing. The down payment may be in the form of cash, cashier's check, personal check or corporate check.

YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING,

APPROVAL OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction.

All final bid prices are subject to approval by the Seller.

DEED: Sellers will provide a marketable deed upon closing.

EVIDENCE OF TITLE: If any Title problem comes up Seller will have 180 days to correct any Title problem. Closing shall take place 30 days no more than 45 days after auction at seller's choice to extend date of closing.

POSSESSION: Upon Closing

REAL ESTATE TAXES: Taxes will be prorated to date of closing.

SURVEY: Will Sell By Current Legal Description

EASEMENTS: The sale of the property is subject to any and all easements of record, or of apparent use, **REAL ESTATE COMPANY:** Reserves the right to offer this property in any legal and ethical manner that produces the best offer to the Seller.

ANY TERMS AND CONDITIONS OF THIS BROCHURE ARE SUBJECT TO TERMS AND CONDITIONS AS OUTLINED IN THE SALES CONTRACTS AND ADDENDUMS.

ANY TERMS AND CONDITIONS SURVIVE THE CLOSING UNTIL ALL TERMS HAVE BEEN COMPLIED WITH!

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. **ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.** The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation either expressed or implied, concerning the property is made by the Seller or the Auction Company. Each potential bidder is responsible for conducting his/ her own independent inspections, inquiries, investigations, and due diligence concerning the property. Bidders agree that any inspections are complete as of Auction day. Seller will not make any repairs or improvements of any kind.

The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) accepts the property "AS IS" and purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, expressed or implied or arising by operation of law, including any warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company reserve the right to preclude any person from bidding if there is a question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.