



PRESENTING FOR AUCTION...

BUTTS REAL ESTATE



OPEN HOUSE

House and property will be
Open for inspection on:

**THURSDAY, AUGUST 26, 2010
5:30-6:30 PM**

Other showings available by appointment only; call:

Mark Bachus - 330-621-6576

Andy White - 419-651-2152

Real Estate Showcase Ashland - 419-289-2828

Absolute Real Estate Auction.

Selling on location at 1133 County Road
251, Polk, Ohio. From Ashland, take 250
East to North on County Road 251 or
from State Route 302 take 251 South to
sale site.

Watch for Real Estate Showcase signs.

**Thursday • September 9, 2010
Real Estate - 6:00 PM**

ABSOLUTE REAL ESTATE AUCTION

Thursday, September 9, 2010 • 6:00 PM - Real Estate

1133 County Road 251, Polk, Ohio

REAL ESTATE: Country convenience and affordability is offered with this 2 bedroom 1 bath ranch home on 2.1 acres. This home offers a newer oak kitchen, updated bathroom, large family room, and bonus room. There is a detached one car garage/shop and several storage buildings on the property. The 2.1 acres is open but nestled against a mature woods.

TAX & LEGAL: Ashland County - Perry Twp. - Mapleton Schools - Parcel No's. K340040000303 & K340040000404. The taxes on this property are currently \$536.67 per half year and will be pro-rated to the day of closing. Sellers will provide a Warranty Deed and Certificate of Title. Title insurance will be a buyer's choice and expense. Immediate possession will be given at closing.

TERMS: A non-refundable deposit of 10% of the purchase price will be required on sale day with the balance due at closing within 30-45 days. A 10% Buyers Premium will be added to the final bid to establish the purchase price. Property sells with no financing contingencies and all desired inspections need to be completed prior to bidding.



NOTE: This is a great opportunity to purchase a home at your price. Sells to the high bidder with "No minimum bid" and "No reserve". Make your financial arrangements and come prepared to buy.

AUCTION BY ORDER OF:
Gloria Butts, Owners

AUCTION CONDUCTED BY:



Mark Bachus - 330-621-6576
Andy White - 419-651-2152



419-289-2828



Auction Manager/Broker: Jon Mast 330-763-3883