

ADMINISTRATOR'S PUBLIC AUCTION

*Car Wash and 1.72 Acre Lot with Outbuildings.
Sold w/combo.*

SATURDAY, DECEMBER 10, 2022
BEGINNING AT 2:00 P.M.

LOCATED AT: 11272 WEST HWY 36, ST. PARIS, OHIO 43072



REAL ESTATE TRACT 1: CONSISTS OF NICE BRICK BUILDING W/ (3) BAY CARWASH AND (1) DRIVE-THRU AUTOMATIC, (6) VACUUMS, VENDING MACHINES, PRIVATE BATHROOM, LIGHTED LOT, PRIVACY FENCE AND LOCATED IN A PRIME LOCATION.

REAL ESTATE TRACT 2: LOCATED NEXT TO CAR WASH ON ST. RT. 36. CONSISTS OF 1.72 +/- ACRES. W/ (2) OUTBUILDINGS AND A WELL. EXCELLENT INVESTMENT OPPORTUNITY.



**Scan this QR
Code for more
information.**



**NOTE: TRACTS (1) AND (2) WILL BE
SOLD INDIVIDUALLY OR AS A COMBINATION.**

TERMS: \$5,000.00 NON-REFUNDABLE DEPOSIT DAY OF AUCTION PER TRACT. BALANCE DUE ON OR BEFORE JAN. 10TH 2023. SOLD IN AS-IS (WHERE- IS) CONDITION AND SUBJECT TO ADMINISTRATOR'S CONFIRMATION. 6% BUYER'S PREMIUM.

ESTATE OF: ESTEL RAY "DOC" SHORE

MAD CO. PROBATE: #20211013
JAPHONDA S. WICK, ADMINISTRATOR

AUCTION CONDUCTED BY:
GEOFF SMITH REALTOR/AUCTIONEER
LONDON, OHIO - (614) 204-1175

GEOFF SMITH
— AUCTIONEERS —

1
SUPERIOR
REALTY

SALES AGENT FOR:
SUPERIOR ONE REALTY, RON WINN, BROKER - (614) 873-5008

GEOFFSMITHREALTORAUCTIONEER.COM / AUCTION ZIP#14712

ADMINISTRATOR'S

PUBLIC AUCTION

3-Bedroom Brick Ranch Home
and (3) Building Lots



Home located at **131 East Troy Street**
St. Paris, OH 43072
(LOTS ARE LOCATED ON EAST TROY ST. AND
WEST TROY ST.)

SATURDAY,
DECEMBER 10, 2022
BEGINNING AT 10:00 A.M.

REAL ESTATE: CONSISTS OF A BRICK RANCH HOME
W/ (3) BEDROOMS, KITCHEN, DINING AREA, LIVING
RM, (2) FULL BATHS, LAUNDRY RM, ATTACHED (2)
CAR GARAGE W/ 1380 SQ. FT., CENTRAL AIR &
GAS HEAT. **HOME WILL SELL AT 10AM.**



EAST TROY STREET LOTS:
(TRACT 1) CONSISTS OF A 58 FT. X 180 FT.
BUILDING LOT.
(TRACT 2) CONSISTS OF A 63 FT. X 180 FT.
BUILDING LOT.
LOTS WILL SELL AT 11:00 AM.
SOLD INDIVIDUALLY OR IN A COMBINATION.

WEST TROY STREET LOT:
(TRACT 3) CONSISTS OF .33 +/- ACRE BUILDING LOT.
TRACT 3 TO SELL AT 12 NOON

**INSPECTION OF REAL ESTATE & LOTS WILL BE HELD
AT 131 EAST TROY ST., SUNDAY, DEC. 4TH FROM 12-2 PM**

TERMS: HOUSE WILL REQUIRE A \$5,000.00 DEPOSIT. BUILDING LOTS WILL REQUIRE A \$2,500.00 DEPOSIT, PER LOT. DEPOSITS ARE NON-REFUNDABLE & DUE DAY OF AUCTION. BALANCE DUE ON OR BEFORE JANUARY 10TH, 2023. SOLD IN AS-IS (WHERE IS) CONDITION AND SUBJECT TO ADMINISTRATOR'S CONFIRMATION. 6% BUYER'S PREMIUM.

ST. PARIS, OHIO

**CAR WASH • 3-BR RANCH HOME
LOT W/OUTBUILDINGS
3 BUILDING LOTS**

12.10.2023

PUBLIC AUCTION

ADMINISTRATOR'S

