

830 Brighton Blvd., Zanesville, Muskingum County, Ohio  
Parcel #: 82-28-01-02-000  
LOT 216 50 X 150 BRIGHTON

Current Real Estate Taxes: \$1,001.98 Per Year

### **PROPERTY INFORMATION**

The real estate being sold is situated at 830 Brighton Blvd. in the city of Zanesville. The 2 story house was built around 1916 and has approximately 1886 sq. ft. of finished living area. It offers living room, kitchen, dining area, 3 bedrooms, 1 full bath, 1 half bath, full basement (unfinished), gas furnace heating and public utilities. Zanesville City Schools.

This property is being sold at Public Auction,

Selling to the Highest Bidder Regardless the Price

The auction is ordered by the owner Emelie Ritchey

#### **Real Estate Terms:**

The real estate is being sold "AS IS, WHERE IS" without warranty or guarantee of any kind. Each potential buyer is encouraged to perform his/her own independent inspections, investigations, inquiries and due diligence concerning the described property.

This is an Absolute Auction selling to the highest bidder.

If you are the successful bidder, A non-refundable down payment equal to 10% of the purchase price, is required the day of the auction. Down payment must be in the form of Cashiers check, personal check or cash. Checks made payable to Lepi & Associates Trust.

Buyers Premium: A 10% buyer's premium will be added to the final bid creating the actual purchase price.

Purchase Agreement: The successful bidder shall execute a purchase agreement and all other documents associated with the auction including but not limited to Agency Disclosures, after being declared the winning bidder by the auctioneer. Please Note: The purchase agreement will offer no contingencies, including but not limited to financing.

Buyer & Seller will be responsible for customary closing costs issued by the title company. These Cost may include but not be limited to: a) preparation of a new deed, b) county auditor's conveyance fee, c) bring real estate taxes current to the day of closing, d) **TITLE** examination, e) owners/lenders title insurance, f) recording fee, g) real estate brokerage commission, i.) Survey if deemed necessary for the transfer of the title by the County Engineers Office, j) and all closing cost associated with the closing of this transaction **WHETHER BY CASH OR BY FINANCING**. Make sure to read purchase contract to see who is responsible for the above costs. NOTE: IN THIS AUCTION, The Seller will provide and pay for preparation of new deed, conveyance fee and the proration of real estate taxes.

Possession: Closing will take place within 30 days from the completion of the auction.

The Real Estate is **NOT** being sold "Subject to Financing." This means that before you bid at the auction, you should #1. Have enough cash reserves to close at the purchase price, OR #2 Have pre-arranged financing where both you, the purchaser AND the property in its "AS IS – WHERE IS" status are approved by your lender. If you do not have the cash, or if you are not sure that you and/or the property qualify for financing, it is recommended that you do not bid.

Agency Disclosure: Jeff Koehler, Auctioneer/Realtor is the selling agent AND represents the Seller in this transaction.

The real estate is being sold 'AS IS, WHERE IS, with NO WARRANTY expressed or implied. It is the responsibility of the buyer to determine the condition of the property and bid accordingly. Descriptions are believed to be accurate but not guaranteed.

*Being marketed & auctioned by:*

**Jeff Koehler, Realtor/CAI Auctioneer, 740-819-8441 [www.SEOhioAuctions.com](http://www.SEOhioAuctions.com)  
Brokerage: Lepi & Associates Real Estate Services**