



AUCTION

**COLUMBUS HOME
LOCATED: 3510 NORWOOD ST.
(North Linden Area)**

THURSDAY, AUGUST 30, 6 PM

OPEN HOUSE

THURS., AUG 16

4:00 TO 6:00 P.M.

OR OPEN DAY
OF SALE AT
5 P.M.

2 Bedrooms
1 Bath
Fenced Lot
Great Rental
Income!
Some Deferred
Maintenance



**Robert Sweazy Administrator of the Estate of Earnest L. Sweazy
Highland County Probate Case #20161076A**



WILSON NATIONAL LLC

A REAL ESTATE & AUCTION GROUP

Mark F. Wilson, Auctioneer • Brandon Wilson, Apprentice Auctioneer

800.450.3440 | www.wilnat.com

THURSDAY, AUGUST 30, 6 PM

3510 Norwood St., Columbus



Address: 3510 Norwood St., Columbus, Ohio
 Lot/Tract Size: 50x110 Township: Clinton County: Franklin School District: Columbus
 RESIDENCE EXTERIOR: RESIDENCE INTERIOR:
 Style: 1 1/2 Story Screens: _____ Living Space: 1110 sq. ft. Walls: Plaster
 Finish: Shaker Shingle Insulation: _____ No. Rooms: 4 Laundry Fac: In Basement
 Approx. Age: 63 Years Foundation: Block No. Bedrooms: 2 Heating: Natural Gas
 Condition: _____ Landscaping: Mature No. Baths: 1 Heating Cost: _____
 Roof: Shingle Sidewalks: Yes Fireplaces: None Air Cond. Central Air
 Storm Windows: _____ Driveway: Yes Floors: Carpet & Vinyl Basement: Full
 Kitchen Features: Base & Wall Cabinets, Dbl. SS Sink

Box Codes	Rooms	1st floor	FL	2nd floor	FL	Basement	FL	UTILITIES
	Living	15x20	C					Water Supply: <u>City</u> Sewer: <u>City</u>
	Dining							Extra Features: <u>Fenced in side and rear yard, unfinished 2nd floor attic, basement partially finished serves as 3rd bedroom</u>
C - Carpet	Kitchen	9x12	V					
T - Tile	Baths							
W - Hardwood	Bedroom	9x10	C					
V - Vinyl	Bedroom	12x12	C					
	Bedroom							
	Family							Taxes(Annual) \$1,370.80
	Utility							

The information above is believed to be accurate but is not guaranteed.



**PARCEL
NUMBER
010-098279**

Terms & Conditions

Down Payment: Ten Percent (10%) down payment on the day of the auction. The down payment may be paid in the form of cash, personal check, business check, or cashier's check. Checks will be made payable to Wilson National Trust Account.

Acceptance of Bid Prices: Once a bid is given during the Auction it cannot be withdrawn. All successful bidders are required to sign a Purchaser's Agreement at the Auction site immediately following the close of the Auction. Your Bidding is not Conditional Upon Financing, so be sure you arranged financing, if needed, and are capable of paying cash at closing.

Minimum Bid: Property appraised for \$54,500 and cannot sell for less than 2/3rds of appraised value which is \$36,297 and is subject to court approval.

Closing: Closing shall occur as soon as possible after applicable closing documents have been completed. Projected closing date is to be on or about October 15, 2018.

Possession: On losing date subject to tenant's rights.

Title: Property is selling with good marketable Title. Purchaser is responsible for Title insurance if desired

Real Estate Taxes: Pro-rated to closing date.

Agency: Wilson National, LLC. and its representatives are Exclusive Agents of the seller.

Lead Base Paint Disclosure: Any home built previous to 1978 has the potential of lead base paint being present. Seller has no knowledge or reports indicating the presence of lead base paint. Purchaser can have an inspection if so desired but will sign a disclosure waiving their right to an inspection that would have any effect on the agreement to purchase.

Disclaimer & Absence of Warranties: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. Announcements made by the Auctioneer at the auction podium during the time of sale will take precedence over any previously printed material or any other oral statements made. The property is 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 or her own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller, the broker or the auction company. All sketches and dimensions in this brochure are approximate. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The seller, broker and auction company reserve the right to preclude any person from bidding if there is any questions to that person's credentials, fitness, etc. All decisions of the Auctioneer are final.

New Data, Corrections, and Changes: Please arrive prior to scheduled auction time to inspect any changes, corrections or additions to the property information.



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