

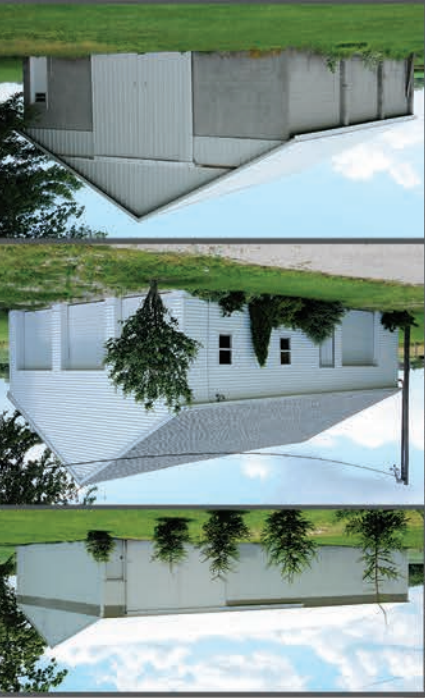
WEDNESDAY, AUGUST 7 • 6:30 PM

The Estate of
Bette L. Rogers

REAL ESTATE AUCTION

Ohio

JEFFERSONVILLE, OHIO
Fayette Co., Jefferson Twp.



JEFFERSONVILLE, OHIO • Fayette Co., Jefferson Twp.



Ohio

REAL ESTATE AUCTION

The Estate of
Bette L. Rogers

Prestigious, Stately Colonial Home on 20.6± Acres
Outbuildings • 10± Acres Fenced Pasture
Tree-lined Driveway • Private Setting • Great Location

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Schraderauction.com

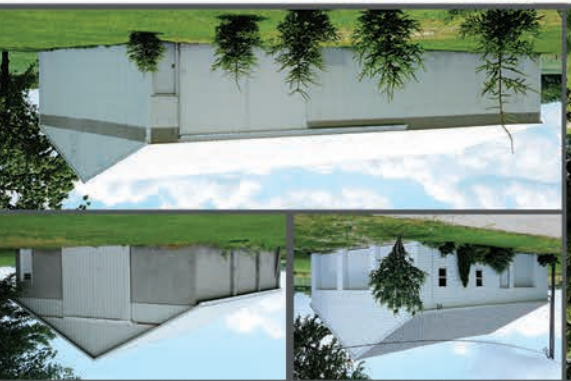
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AUGUST 2013

Auction Managers:
Nick Cummings 740-572-0756
& Dale Evans, 260-894-0458
#AC63001504, #AU19800127, #AU10100080
email: auctions@schraderauction.com



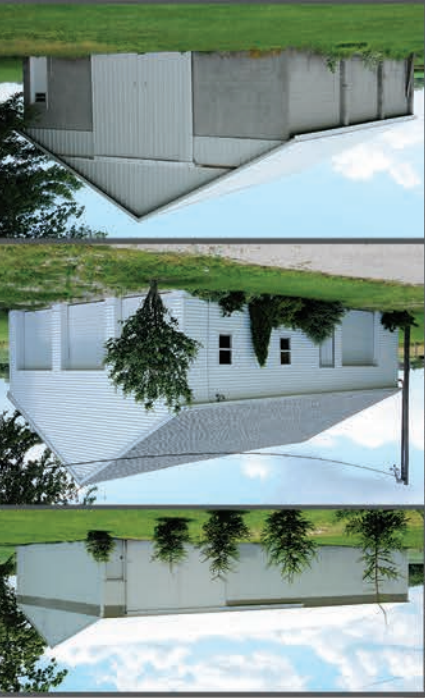
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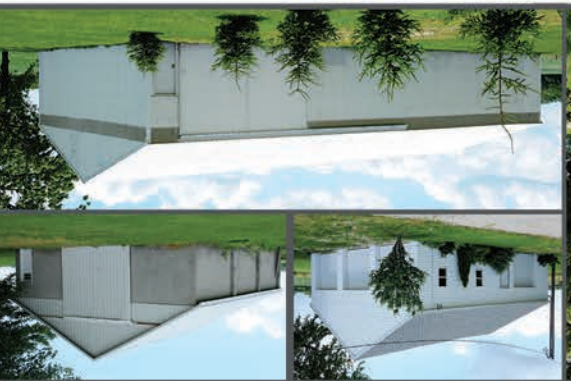
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AUGUST 2013

950 N. Liberty Drive
Columbia City, IN 46725
800-451-2709 • 260-244-7606
Auction Managers:
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Bette L. Rogers



This 3,500 sq. ft. colonial home includes 4 bedrooms, 2.5 baths, a partial basement, and a 2-car attached garage. The home has been extensively remodeled, but still has the charm and character of days gone by. The roof, siding, thermal-pane windows, plumbing, water heater, pressure tank, and dual Lennox Elite LP furnace and central air system, as well as the Bryant Automatic generator are all newer. The kitchen is complete with refrigerator, built-in oven and range top, microwave, and dishwasher; spacious counter tops with 2nd sink; and lots of cupboards and storage space. The main level also boasts a large dining room; living room with a nostalgic fireplace and oak mantel; family room with beautiful wood work;

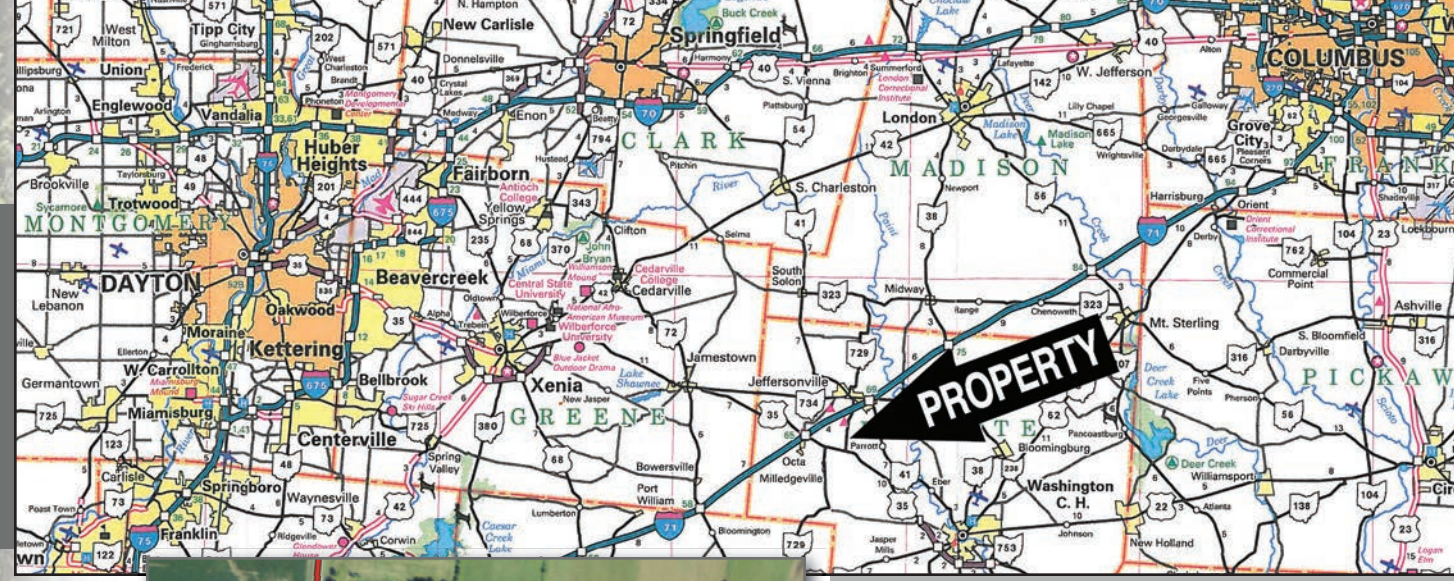
L-shaped, finished front porch; laundry room with full bath; patio enclosure; and an office. An ornate staircase leads to the 2nd floor which has hardwood floors, 4 large bedrooms, a sitting room, and a full bath. The upstairs can also be accessed via a 2nd staircase from the kitchen. The property offers an 80' x 45' pole barn with end and side slider doors, a walk-in door, and a partial concrete floor. There is a 50' x 40' block building with end sliders, 2 walk-in doors, and a concrete floor. The detached garage is 40' x 30' with (4) 8' x 7' overhead doors, a walk-in door, and a concrete floor. A gazebo and a 14' x 9' block pump house are also on the property.

APPROXIMATE ANNUAL TAXES: \$2250

AUCTION HELD ON SITE:

9984 STATE ROUTE 729 NW
JEFFERSONVILLE, OH 43128

DIRECTIONS: From Jeffersonville, OH - take St. Rte. 729 S (South St.) 2.5 miles to the auction property. From I-71 St. Rte. 435 Exit 65 - take St. Rte. 435 E 2.3 miles to St. Rte. 729, turn left (north) on St. Rte. 729 and go .5 mile to the property.



ROOM DIMENSIONS

MAIN LEVEL	
Living room	18' x 13'
Family room	28' x 25'
Dining room	16' x 15'
Kitchen	17' x 12'
L-shaped, finished porch	35' x 9' & 12' x 9'
Office	16' x 11'
Laundry rm./full bath	12' x 11'
Patio enclosure	16' x 9'
Attached garage	30' x 23'
UPSTAIRS	
Master bedroom	25' x 14'
Bedroom 2	15' x 10'
Bedroom 3	14' x 13'
Bedroom 4	13' x 10'
Sitting area	11' x 8'



Inspection Dates:
Sunday, July 21
2-4 pm and
Wednesday, July 31
5-7 pm

OWNER: The Estate of Bette L. Rogers, Fayette County Probate Case # 12PE00224. Geraldine DeVoe, Executrix; Hammond & Weade, Attorney, 129 N. Hinde St., Washington Courthouse, OH 43160

Auction Managers: Nick Cummings 740-572-0756 & Dale Evans 260-894-0458

SCHRADER 800-451-2709
Real Estate and Auction Company, Inc. SchraderAuction.com

Auction Terms & Conditions:

PROCEDURE: The property will be offered at public oral auction.
DOWN PAYMENT: \$10,000 down payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of 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.
ACCEPTANCE OF BID PRICES: Successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Sellers' acceptance or rejection.
EVIDENCE OF TITLE: The Seller shall provide a preliminary opinion of title to be made available to prospective bidders for review prior to bidding. If the Buyer elects to purchase title insurance, the cost thereof shall be at the Buyer's sole expense. Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar or related matters. The property is sold "AS IS".
DEED: Appropriate deed will be delivered at closing.
CLOSING: Closing shall take place 30 days after auction date, or as soon thereafter as Seller's applicable closing documents are completed.
POSSESSION: Possession of the property shall be given on day of closing.
REAL ESTATE TAXES: Real estate taxes shall be prorated to the day of closing. If usage is changed, the Buyer is responsible for CAUV Recoupment.
ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.
SURVEY: A new perimeter survey will be completed only if necessary for closing. The existing legal description is based on a survey dated July 2, 2002 by James R. Cottrell. If a new survey is required the cost shall be shared equally (50:50) between the Seller and Buyer. The type of survey performed shall be at the Seller's option.
EASEMENTS: Sale of the property is subject to any and all easements of record.
MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller.
AGENCY: Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the Seller.
DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. 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. All sketches and dimensions in the brochure are approximate. 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 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. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.
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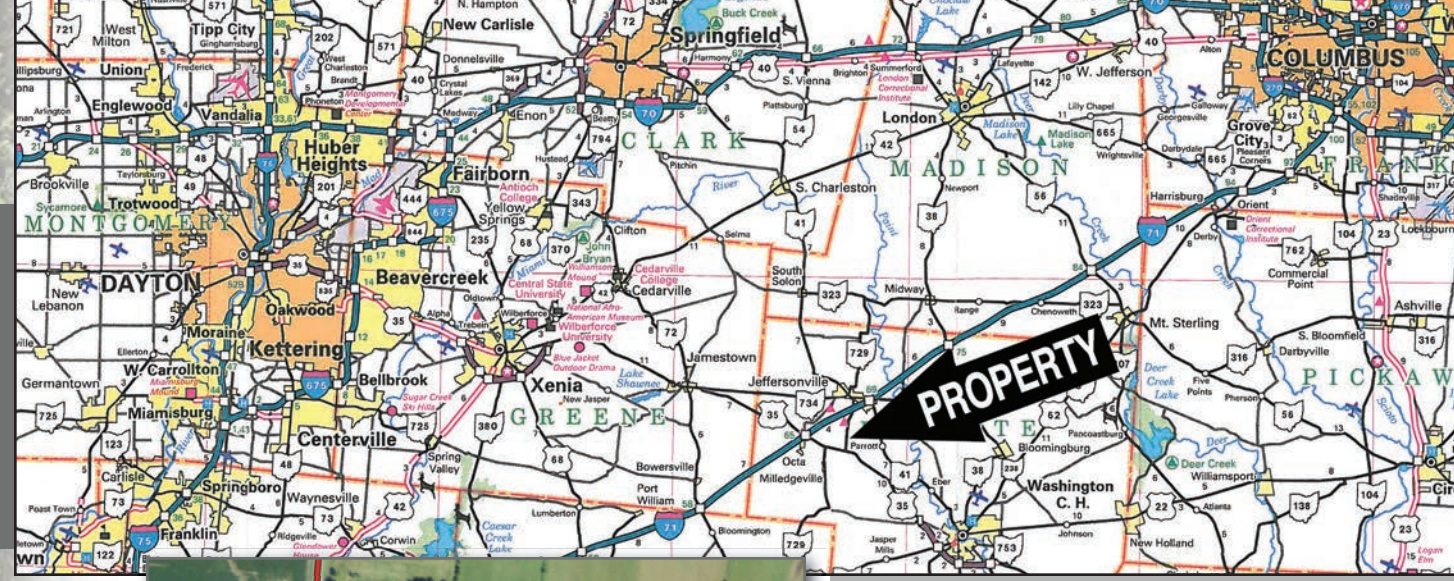


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