

ONLINE ONLY Auction

at haldermanauction.com

Wayne Twp, Randolph County

Bidding Opens: August 21st 8 a.m. ♣ Bidding Closes: August 22nd 4 p.m.

Attractive rural setting with home and unique shop building on 0.586^{+/-} acres.

LOCATION

On the east edge of Bartonia and on the north side of Greenville Pike, approximately 5 miles southwest of Union City & 6 miles southeast of Winchester

ZONING

Residential

TOPOGRAPHY

Level to Gently Rolling



SCHOOL DISTRICT

Randolph Eastern School Corporation

ANNUAL TAXES

\$703.44

DITCH ASSESSMENT

\$82.50

OPEN HOUSES

August 6th & August 15th
5:30 - 6:30 p.m.

Residence is 1,345 sq. ft. with 2 stories, 3 bedrooms, 1 bath, steel roof & asbestos siding constructed in 1885. The property also includes a unique 1,880 sq. ft. shop with a second story that was initially utilized as a blacksmith shop.



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Halderman-Harmeyer
Real Estate Services

Owner: W. Edwin Thornburg
HLS# CCP-12374 (19)



HALDERMAN
REAL ESTATE & FARM MANAGEMENT

800.424.2324
halderman.com



Halderman-Harmeyer
Real Estate Services

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Full Terms & Conditions
Available at halderman.com.

AUCTIONEER: RUSSELL D. HARMEYER, IN Auct. Lic. #AU10000277
HRES IN Lic. #AC69200019

BIDDING AND REGISTRATION INFORMATION

BIDDER VERIFICATION: Bidding rights are provisional, and if identity verification is questionable, Halderman Real Estate Services, Inc. has the right to reject the registration, and bidding activity will be terminated. The Seller and Halderman Real Estate Services, Inc. reserve the right to preclude any person from bidding if there is any question as to the person's credentials, mental fitness, etc. Bidders agree to keep their username and password confidential as they are responsible for ANY and ALL activity involving their account. If the registered bidder's user name is offensive to Halderman Real Estate Services, Inc. or in their sole opinion detrimental to Bidding Activity, then Halderman Real Estate Services, Inc. reserves the right to delete the bidder from bidding or unilaterally change the username with notification to the Bidder. When using the web site you must obey any and all local, state and federal laws. Violations will result in termination of web site use privileges.

****AUCTION END TIMES:** Halderman Real Estate Services, Inc. online only auctions are timed events and all bidding will close at specified time. However, our auctions also have what is called an 'Auto Extend' feature. Any bid placed within the final 5 minutes of an auction results in the auction automatically extending 5 additional minutes. The bidding will extend in 5 minute increments from the time the last bid is placed until there are no more bids, and the lots sit idle for 5 minutes. Therefore, the auction will not close until all bidding parties are satisfied and no one can be outbid at the last second without having another opportunity to bid again.

TECHNICAL ISSUES: In the event there are technical difficulties related to the server, software, internet or any other online auction-related technologies, Halderman Real Estate Services, Inc. reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software, nor Halderman Real Estate Services, Inc. shall be held responsible for a missed bid or the failure of the software to function properly for any reason.

CONDUCT OF THE AUCTION: The minimum bid increase will be \$500. Halderman Real Estate Services, Inc. reserves the right to reject any and all bids for any reason and also reserves the right to cancel this auction, or remove any item or lot from this auction prior to the close of bidding. All decisions of Halderman Real Estate Services, Inc. are final.

YOUR BID ON THIS AUCTION INDICATES BOTH AN UNDERSTANDING AND AN ACCEPTANCE OF THE TERMS OF THIS CONTRACTUAL AGREEMENT BETWEEN YOURSELF AND BOTH THE SELLER AND HALDERMAN REAL ESTATE SERVICES, INC. AND THAT YOU, AS THE BIDDER, ARE PREPARED TO PURCHASE THE PROPERTY UNDER THE TERMS AND CONDITIONS OF THIS AUCTION.