



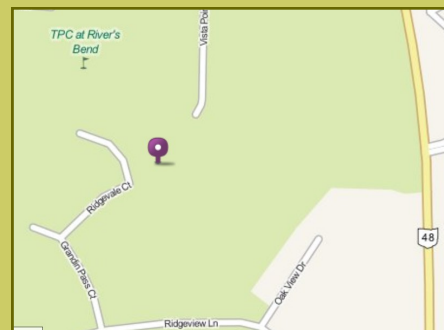
Kersey Real Estate & Auction Company LLC
191 N. South Street, Wilmington, OH 45177
Phone: 937-382-7793
www.kerseyauctions.com



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PLEASE
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Real Estate Location:
5406 Ridgevale Court, Maineville 45039,
Hamilton Twp, Warren County, OH

Owners:

Thomas J. and Melanie A. Brinkmann, Trustees
of the
Brinkmann Family Living Trust

Maineville Real Estate Auction
Exclusive Home with 3 Lovely Acres
Near to TPC at River's Bend Golf Course
Selling Saturday, May 25, 2013 at 12:00 Noon



AUCTION CONDUCTED BY:
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Phone: 937-382-7793
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Gary Kersey—Auctioneer/Broker

AUCTION IN COOPERATION WITH:
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REAL ESTATE AUCTION
MAINEVILLE HOME WITH
3 LOVELY ACRES

AUCTION HELD ON-SITE
SAT. MAY 25 AT 12:00 NOON



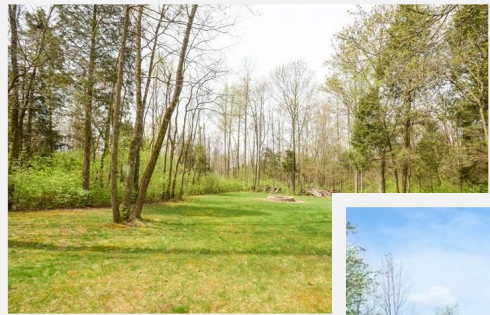
This Exclusive home
with 3 lovely acres is
located within
Warren County's
Hamilton Township.



5406 RIDGEVALE COURT,
MAINEVILLE, OH

5406 RIDGEVALE COURT, MAINEVILLE, OH

BEAUTIFUL HOME AND ITS SURROUNDINGS



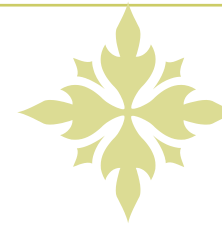
This beautiful home is located on 3 acres. Its superior landscaping is beautifully linked with the wooded lot to the home's front and rear.



GORGEOUS INTERIORS



Owners:
Thomas J. and Melanie A. Brinkmann, Trustees
of the
Brinkmann Family Living Trust



MAINEVILLE
REAL ESTATE AUCTION

Exclusive Home with 3 Lovely Acres Near to TPC at River's Bend Golf Course Selling Saturday, May 25, 2013 at 12:00 Noon

Real Estate Location: 5406 Ridgevale Ct., Maineville (45039), Hamilton Township, Warren County, Ohio – and within the Little Miami Local School District. Watch for Auction signs.

Real Estate Auction Procedure: This premier Auction offering is in conjunction with Coldwell Banker West Shell under the direction of Mr. Joe Mock, agent. Interested parties may negotiate a private treaty sale previous to the auction date through Coldwell Banker, Kersey Real Estate and Auction, or any accredited real estate brokerage – all knowing this pre-auction opportunity ends May 18 at 6:00 P.M. If a brokerage firm's client wishes to participate in the bidding process day of auction, said brokerage must register their client by 6:00 P.M. on Friday, May 24, 2013 and agree to the opening bid commission split tendered. There are no Buyer's premiums associated with this real estate auction.

Real Estate Description: This custom built home is truly one of a kind as designed by noted architect Paul Studer. The near 7000 square feet of living area throughout both levels offer superior amenities in near perfect condition. The main floor offers a formal entry hall, impressive living room with gas fireplace, library/office, complete gourmet kitchen, formal dining room, and rightly positioned breakfast area. A master suite is complete with gas fireplace and beautifully complimented by a master bath complete with heated floors, whirlpool tub, and closets galore. Two other bedrooms have their own accompanying bath facilities. A mere sampling of the lower level accruments would include two guest bedrooms with baths, walk in cedar closet, media center, commercial food service facilities, plus craft and game rooms. The living and entertaining conveniences of this home are superior in all instances.

This home visually responds to its large wooded lot through its mighty window space – while the front porch approach, rear patio space and superior landscaping beautifully link the wooded lot to the home front and rear. The large attached garage is hardly recognizable as such in that it blends naturally into the total visual scheme. Even the 8'x25' garden shed has its place of prominence. This real estate purchase opportunity is truly one of a kind, further graced by a prominent neighborhood, prime location, and in near proximity to both country and city.

Real Estate Terms/Conditions: The successful purchaser will pay 5% of the total sale price as deposit day of auction – with the balance of monies due in full on delivery of deed on or about June 22, 2013, at which time full possession will be given. All current real estate taxes will be prorated as to day of closing. The Trustees offer this property with sale price confirmation and in its current "as is" condition under the home owner's warranty. The Sellers are represented by the listing agent and auctioneer who are licensed and bonded as required by the State of Ohio. Any legal claim or controversy associated with this auction will be settled by binding mandatory arbitration.

Real Estate Inspection Times: Interested parties may view the premise from 3:00 P.M to 6:00 P.M. on Sunday, May 19, Wednesday, May 22, and Friday, May 24. Other private viewings arranged by contacting listing agent Joe Mock 513-703-0793/ www.cbws.com/joe.mock or auctioneer Gary Kersey at 937-382-7793/ gary_kersey@kerseyauctions.com.

