



AUCTION

LEADING THE INDUSTRY SINCE 1945

Wednesday – September 27, 2017 – 5:30 PM

Exciting Auction Opportunity

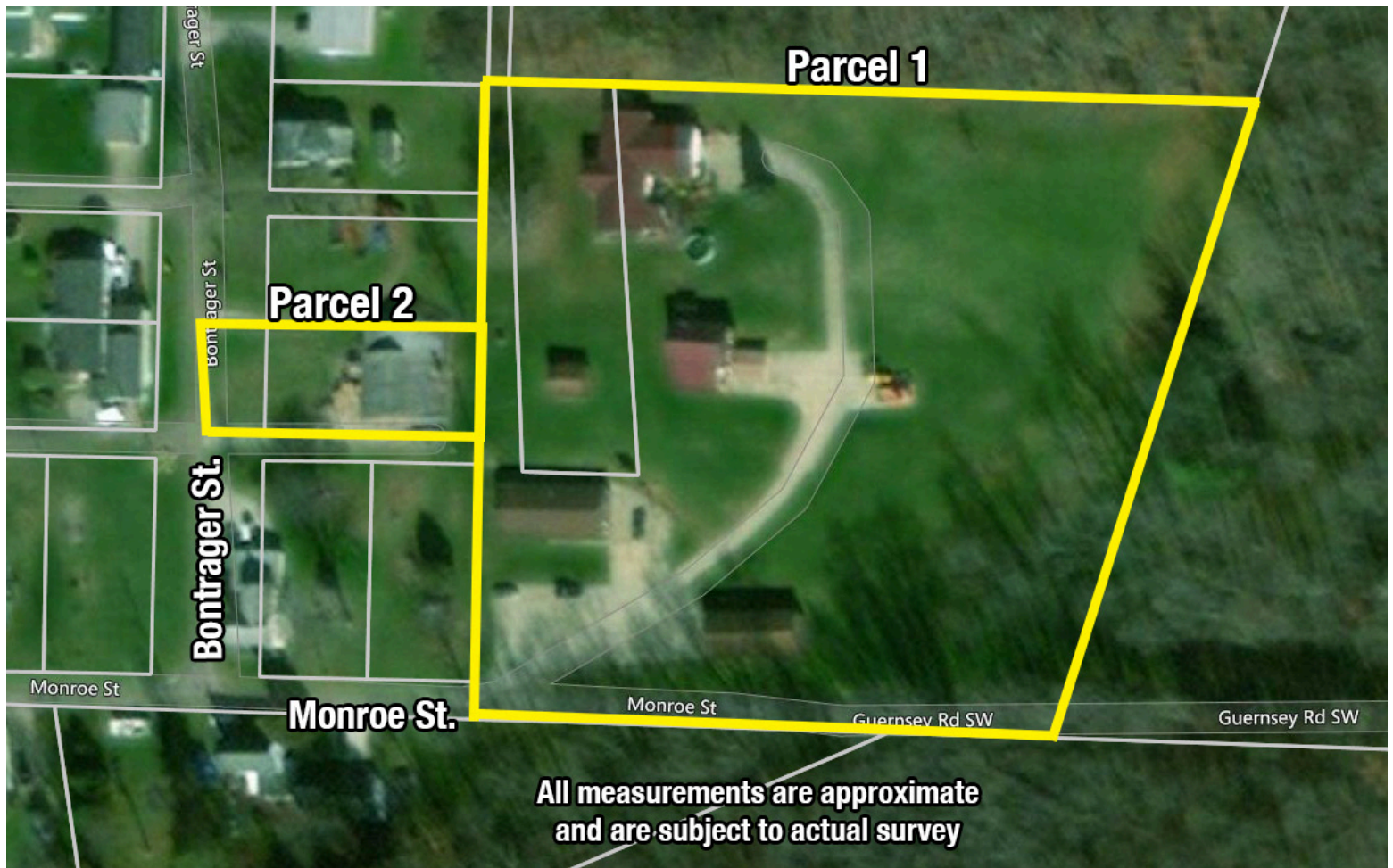
3-PLUS ACRES WITH 2 HOMES – WORKSHOP

Pole Building – All In One Parcel – Also Selling: 40x60 Pole Building
No Zoning – Carroll County – Monroe Township – Sherrodsville, OH

ABSOLUTE AUCTION, All sells to highest bidder(s) on location:

45, 47 & 55 Monroe St. and 116 Bontrager St., Sherrodsville, OH 44675

Directions: From SR 800 & SR 212 take SR 212 southeast to Sherrodsville then turn left on Monroe St. to auction.
Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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PARCEL #1 OFFERS THE FOLLOWING HOMES AND DWELLINGS:

55 MONROE: Includes a modular style ranch home with 3-4 bedrooms, family room, living room, nice country kitchen, breakfast nook, 2.5-car garage, front and back porch, first floor laundry, metal roof and concrete drive.

45 MONROE: Includes a 2 bedroom, 1 bath ranch home that includes an eat-in kitchen, large living room, first floor laundry, propane heat & central air, breaker electric, updated roof shingles and concrete drive. Property was previously rented for \$550 per month.

47 MONROE: Is currently being used as an office and workshop and offers separate entrances for the upper and lower level. Additional features include attached garage, 1 bath, propane heat, central air, metal roof, breaker electric and carport. Seller is willing to rent property back for \$500 per month.

ADDITIONAL PROPERTY FEATURES INCLUDE: A 24 x 50 pole building with electric and concrete floor. The homes and office all have city sewer and well water. This location is close to Atwood and Leesville Lake. All homes and buildings are in very nice condition.

PARCEL #2 OFFERS: A pole building that is 60 x 40 with electric and sewer hook-up. Building needs some updates and was formerly a cabinet shop.

AUCTIONEER'S NOTES: Gas and oil rights reserved.

TERMS ON REAL ESTATE: 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price, which goes to the seller. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.

AUCTION BY ORDER OF: Walt and Karon Enold

AUCTIONEER/REALTOR: Randy L. Compton,
330-704-5702



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