



AUCTION

LEADING THE INDUSTRY SINCE 1945

Saturday – November 10, 2018 – 10:30 AM

5-Acre Hilltop Hideaway

W/ 2010 MOBILE HOME, POND, OUTBUILDINGS

Carroll Co. – Orange Twp. – Conotton Valley SD

Also Selling: 1989 Harris 240 Pontoon Boat

Sells to SETTLE THE ESTATE on location:

7290 Crane Rd., Sherrodsville, OH 44675

Directions: From OH-800 & OH-212 head southeast on OH-212 (10.1 mi). Turn right onto OH-212 E/OH-39 W (0.6 mi). Turn left onto Sherrod Ave. (0.4 mi). Continue onto OH-212 E (3 mi). Turn right on Crocus Rd. by Conotton Valley HS (0.5 mi). Turn right onto Crane Rd. SW. Or from E. High Ave. & OH-39 in New Philadelphia. Head east on OH-39 (11.8 mi.) to Sherrod Ave. Turn left onto Sherrod Ave. (0.4 mi). Continue onto OH-212 E (3 mi). Turn right on Crocus Rd. by Conotton Valley HS (0.5 mi.) Turn right onto Crane Rd. SW. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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5-acre hilltop hideaway on secluded lot. Property boasts stunning panoramic views. Home is 2010 Forest River Quail-ridge. 35' (w/o tongue) x 11'3" w/ deck built behind. Home on well and septic. Property also features pond with carport, 2 outbuildings, and gravel drive. Minutes to Leesville Lake Marina and public hunting! 10 minutes to Atwood Lake. 17 min. to New Philadelphia. Property is a must see. Walk at your convenience.



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.

ALSO SELLING: 1989 Harris 240 pontoon boat w/ 9.8 HP outboard motor. Boat can be viewed at Hos's Bait & Tackle at 5281 Deer Rd., Sherrodsville, OH 44675. Boat to be sold after Real Estate at 7290 Crane Rd.

TERMS ON CHATTELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card accepted. 4% buyer's premium on all sales; 4% waived for cash or check. Information is believed to be accurate but not guaranteed.

AUCTION BY ORDER OF: Lisa M. Walker, Executor of the Chester McGraner Estate, Wayne Co. Probate #2018 PB-E000470



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