



AUCTION

LEADING THE INDUSTRY SINCE 1945

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THURSDAY - FEBRUARY 13, 2020 - 5:15 PM

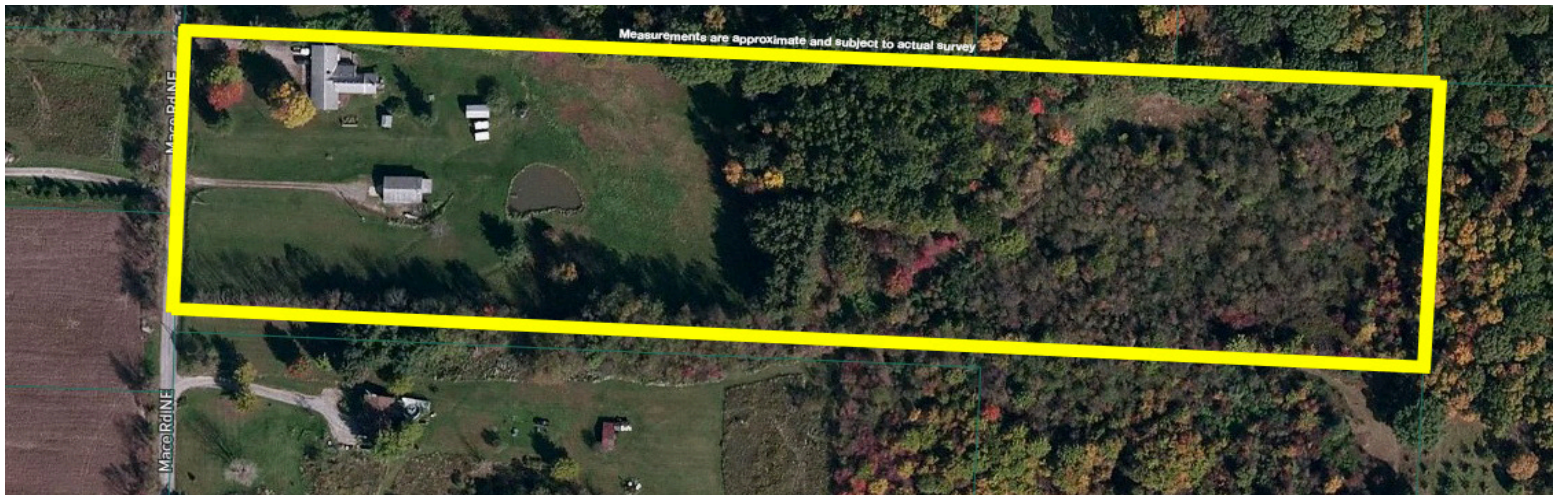
Fixer Upper 4-Bedroom Brick Ranch – 10 Acres **30X44 GARAGE – CARROLL CO. – CENTER TWP. – CARROLLTON LSD**

All sells to settle the estate on location:

1262 MACE RD. NE, CARROLLTON, OH 44615

Directions: From Carrollton head north on OH-43, then go east on 12th St. and north onto Lincoln Ave. which turns into Mace Rd.

Watch for KIKO signs.



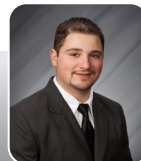
10 rolling acres w/ open & wooded land, and abundant wildlife.. Fixer-upper brick ranch w/ 1,800 SF. Spacious living room w/ fireplace. Fully applianced eat-in kitchen. Office or den. 4 bedrooms and full bath. Large laundry and mudroom that leads to rear deck overlooking private backyard. FA oil heat furnace, central AC, and breaker electric. Attached 2-car garage. Garden shed. 30 x 44 additional detached garage w/ separate driveway, 10' overhead door, wood burner, concrete floor, and office w/ AC. Public water & septic. Private location minutes from Carrollton. Parcel #09-0000041.000. Lot is 323 x 1,356. Taxes are \$703.26 per half year. No mineral, oil or gas rights transfer. Home is ready for your primping and sprucing.

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. Property to be sold as an entirety and not to be offered in separate parcels.

AUCTION BY ORDER OF: Herman Keith Bentley Jr., Administrator of the Herman Bentley Estate, Carroll Co. Probate case #20191003



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