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AUCTION

LEADING THE INDUSTRY SINCE 1945

TUESDAY – FEBRUARY 25, 2020 – 5:30 PM

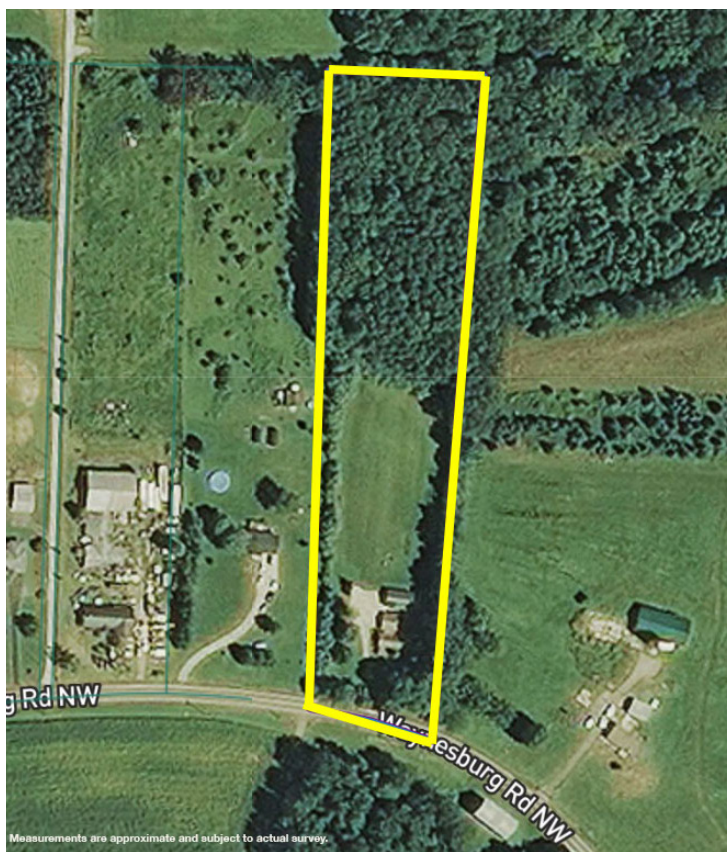
3 Bedroom, 1.5-Bath Home - On 5-Acres **24 X 40 POLE BUILDING - LARGE ATTACHED GARAGE**

Mineral Rights To Transfer To Purchaser
Carroll County- Carrollton Ohio - Carrollton Local School District

Absolute auction, all sells to the highest bidder on location:

5051 WAYNESBURG RD. NW, CARROLLTON, OH 44615

Directions From SR 43 and Waynesburg RD. take Waynesburg Rd. west to property.



Real Estate offers a 3-bedroom, 1.5-bath home featuring a recently updated kitchen with appliances. Great room with fireplace, covered front deck for year-round enjoyment. Large attached garage, 24 x 40 workshop/pole building. Forced air heat all electric, first floor laundry and updates that include vinyl windows and well pump. This property is in need of some light sprucing up. This is a nice 5-acre level lot that adjoins a large amount of woods. Come enjoy the abundant amount of wildlife and elbow room of country living. Taxes are \$825 per year.

All showings auction day starting at 4:00 PM.

TERMS ON REAL ESTATE: 15% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. 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.



Auctioneer/Realtor®

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