



AUCTION

LEADING THE INDUSTRY SINCE 1945

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WEDNESDAY - AUGUST 25, 2021 - 5:30 PM

Fixer-Upper Ranch Home On 1-Acre

Free Gas - Goshen Twp. - Indian Valley LSD

Absolute auction, all sells to the highest bidder. Location:

2956 State Route 259 SE, New Philadelphia, OH 44663

Directions: From New Philadelphia take US 250, take the OH-259 exit and keep straight onto SR 259 to the property.

Watch for KIKO signs.



Ranch home built in 1961 w/ 1,200 SF. Main level features fully applianced kitchen w/ breakfast bar, dining area, spacious living room, three nice sized bedrooms & full bath. Hardwood flooring under carpets on much of the main level. Divided basement, laundry, gas f/a furnace & central a/c. Oversized attached 2-car garage. Home sits on nice, level, 1-acre parcel of land. Home currently receives free gas. Well & septic. Convenient location close to highway, shopping & restaurants. Parcel #24-00552000. Half year taxes \$602.71. Lot is approx. 104 x 110. Great investment opportunity! Home is ready for your primping & 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. 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: Suzanne Tyler, POA for Jacqueline Marty



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