



AUCTION

LEADING THE INDUSTRY SINCE 1945

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WEDNESDAY - JULY 13, 2022 - 5:30 PM

Bungalow Home On 3/4 Acres

SANDY TWP. - SANDY VALLEY LSD - ONLINE BIDDING AVAILABLE

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

7219 MINERVA RD. SE, WAYNESBURG, OH 44688

Directions: From N Main St. in Waynesburg take OH-183 (Minerva Rd.) approx. 1 mile to property. Watch for KIKO signs.



Spacious 1-owner bungalow built in 1947 w/ 2,236 SF. Main level features an eat-in, fully applianced kitchen, spacious living room w/ fireplace that opens to the formal dining room, private den or office, 2 nice-sized bedrooms, & full bath. Second level features large third bedroom. Full basement, laundry, shower, breaker electric, gas FA furnace, & central AC. Attached 2-car garage. Enclosed patio overlooks the nice 3/4 acres of land. Well & septic. Parcel #6100215 & #6101467. Taxes are \$943.66 per half year. Lot is approx. 99 x 315. Great solid home that 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.

AUCTION BY ORDER OF: William Lewis, Rebecca Hutmacher & Richard Lewis



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