



AUCTION

LEADING THE INDUSTRY SINCE 1945

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FRIDAY - AUGUST 19, 2022 - 12:30 PM

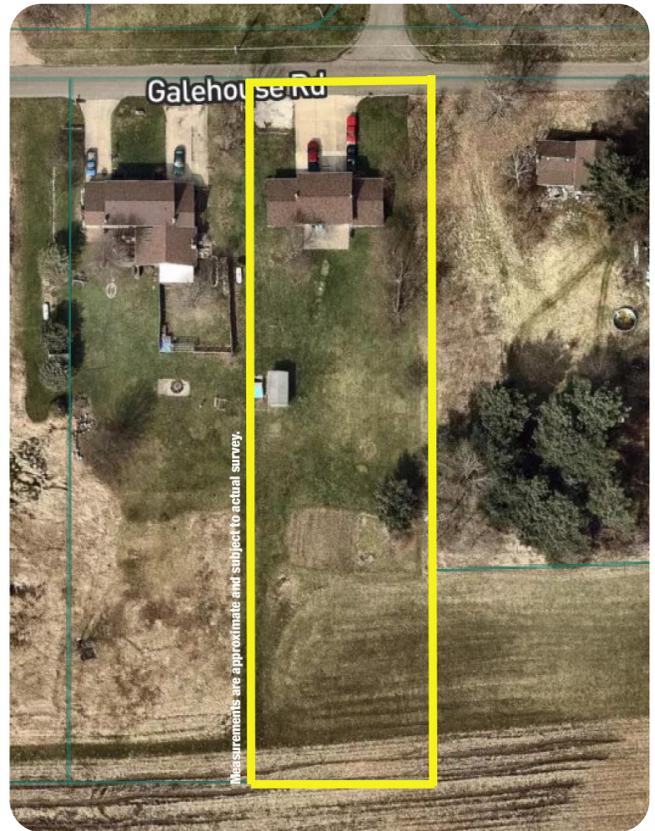
Brick Duplex On 1 Acre Countryside Setting - First Time Offered CHIPPEWA TWP. - CHIPPEWA LSD - WAYNE COUNTY

On-Site Auction With Online Bidding Available

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

14321 Galehouse Rd., Doylestown, OH 44230

Directions: From SR-585 west of SR- 21 take Moine Rd. east then turn right onto Portage St. Follow for .3 miles then turn left onto Whitman Rd. In half mile turn right onto Galehouse Rd. to auction location. Watch for KIKO signs.



REAL ESTATE: One-owner brick duplex on one acre. Each unit features a large living room adjoining a dine-in kitchen on main level. Two bedrooms and full bath up. Attached one-car garage and full-size basement with laundry hookups. Vacant side ready for updating and redecorating. Separate electric meters with breaker service. Forced air propane heat in one unit and fuel oil furnace in the other. Property is on well and septic. Large, secluded backyard with concrete patios overlooking a scenic countryside setting. Great investment opportunity! First time offered since new. Home will be open for viewing two hours prior to auction. Half year taxes are \$1,014. Wayne Co. parcel #12-01912.000.

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: Dale & Deb Tester



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