

ABSOLUTE AUCTION

THURSDAY – MARCH 14, 2024 – 5:30 PM



REAL ESTATE



CUSTER FAMILY AUCTION

70 Acres With Three Homes

46985 ST. RT. 46,
NEW WATERFORD, OH 44445

AUCTION HIGHLIGHTS

- Pole Barn
- Open & Wooded Land
- All Mineral Rights Owned By Family To Transfer With The Real Estate
- Sold In Two Parcels
- Columbiana Co.
- New Waterford Village & Unity Twp.
- Crestview LSD

Live Auction With Online Bidding Available

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Information is believed to be accurate but not guaranteed.
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Absolute Auction.
All sells to the highest bidders on location.

REAL ESTATE

70 acres formerly known as Custer's Tree Farm. Having frontage on SR 46, Crestview Rd., and Hawkins Rd. Property offers three homes. First home offers 1,700+ sq. ft. century home with brick and vinyl exterior, kitchen area, dining room, living room with fireplace, main-level laundry, 3-4 bedrooms upstairs with full bath, full divided stone basement with walkout, breaker electric, updated gas F/A furnace, public water. Home has new electric and plumbing within the last year. Main level has drywall hung but needs finished. Solid home ready for you to finish the way you want! Second home offers kitchen with dining area, living room, utility room, breaker electric with gas F/A furnace, one bedroom and full bath upstairs. Home is ready for renovation. Third home has driveway off Crestview Rd. and offers kitchen with dining area, living room, two bedrooms and full bath, full divided walkout basement, breaker electric, modern gas F/A furnace. All 3 homes have separate electric. 30 X 48 pole barn with 3 overhead doors. Nice balance of open and wooded land with loads of wildlife! Public water and gas at the street! Convenient location just on the edge of town. Property divided as follows:

PARCEL #1

Approx. 67.5 acres of open wooded land with frontage on SR 46, Crestview Rd., and Hawkins Rd. with the three homes and buildings mentioned above.

PARCEL #2

Approx. 2.5 acres wooded lot with frontage on Hawkins Rd.

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 Separate Parcels and not to be offered as an Entirety.

AUCTION BY ORDER OF

CLAUDE CUSTER AND DAVID CUSTER



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