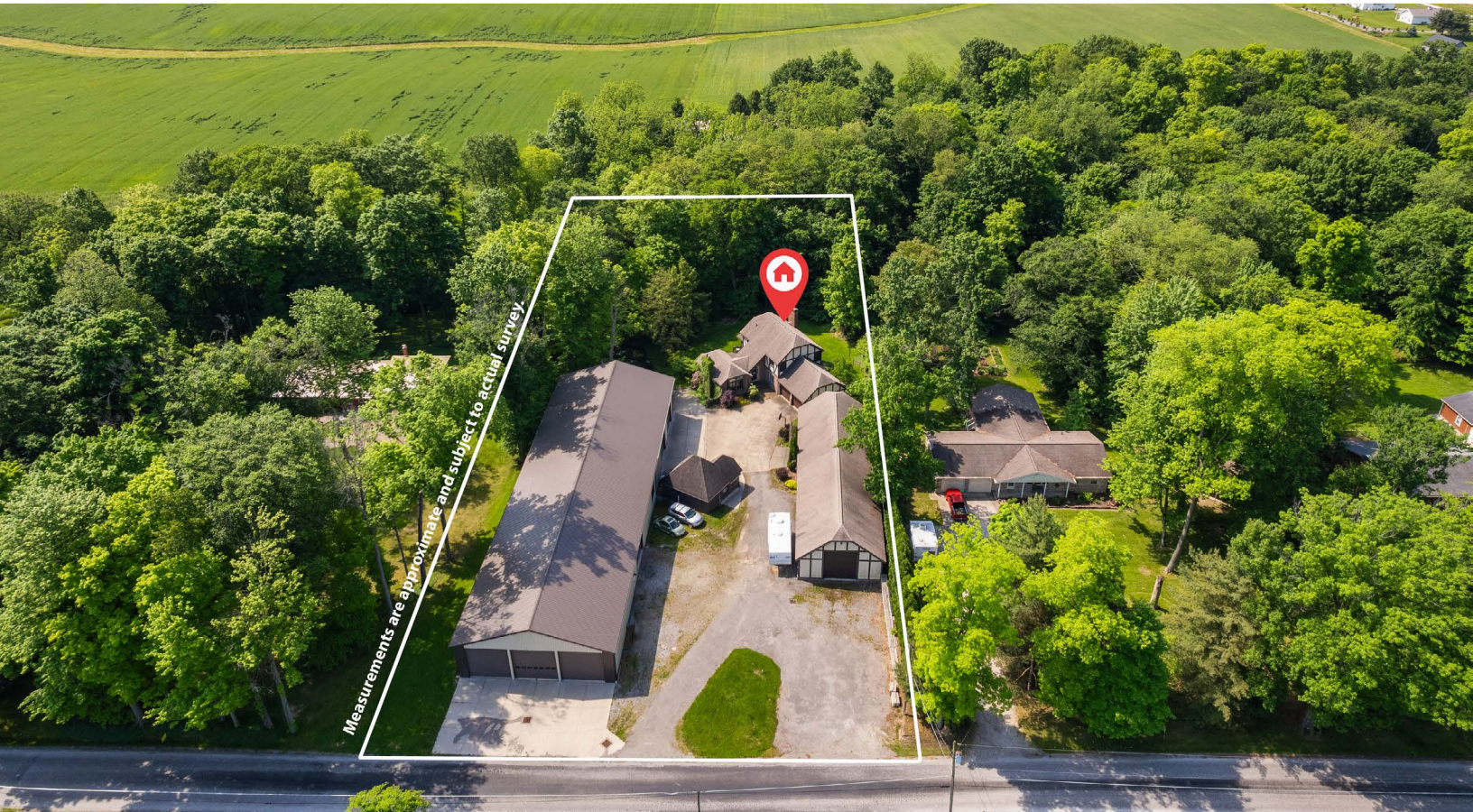


ABSOLUTE AUCTION

FRIDAY, JUNE 21, 2024, 12:00 PM



REAL ESTATE



IDEAL BUSINESS LOCATION!

2 Shops Totaling
11,000 Sq. Ft. With
Tudor Home

15309 ARNOLD RD
DALTON, OH 44618

LIVE AUCTION W/ ONLINE BIDDING AVAILABLE

AUCTION HIGHLIGHTS

- No Zoning
- Dalton LSD
- Brick Tudor Home
- 2 Large Outbuildings
- Guest Home
- On 1.17 acres.



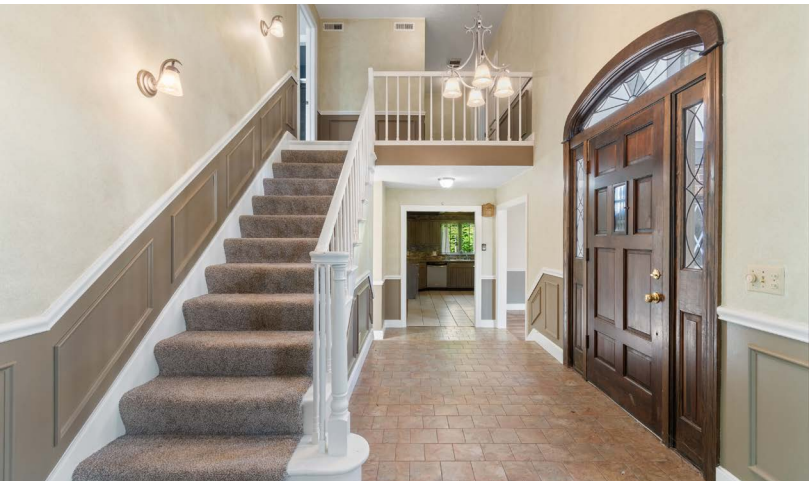
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details, including
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Real Estate:

Exciting opportunity! Brick tudor home, 2 large outbuildings with 11,000 sq. ft. under roof and guest home all on 1.17 acres. Loads of potential, suitable for a multitude of uses. Come look it over for yourself!

Shop #1:

50'x 162' (8,100 sq. ft.) pole building with 6-inch concrete floors, 16 ft. ceiling height, (5) 14 ft. tall doors with 3 facing the road for easy access. Built in 2017.

Shop #2:

50'x 60' (3,000 sq. ft.) radiant concrete heat, 16 ft. vaulted ceilings, office, and half bath with 14 ft. tall doors.

Home:

Charming tudor-style home features an updated dine-in kitchen, formal dining room, large living room with brick fireplace, 4 seasons room, grand entry way, main floor laundry, and a foyer leading to an attached 2-car garage. Upstairs includes a master bedroom with bath and walk-in closet, 2 bedrooms and full bath. Walkout basement includes large entertainment room with wood fireplace. Well/septic, electric heat, central A/C. Half year taxes are \$4,096. Wayne Co. parcel #76-01805-000.

Note: Home will be open 2 hours prior to auction.

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:
Len Zermeno



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