

# ABSOLUTE AUCTION

THURSDAY, AUGUST 21, 2025, 12:00 PM  
LIVE AUCTION W/ ONLINE BIDDING AVAILABLE



REAL ESTATE



This 1902 two-story home offers 1,883 SF on a spacious 1.37 acres. The property presents an opportunity for buyers seeking a home in a convenient country setting that needs a little TLC. The main level showcases a recently renovated eat-in kitchen with pantry storage, complemented by a practical laundry/mudroom. The floor plan includes a living room, dining room, family room, and full bathroom. Upstairs, you'll find three bedrooms providing flexible living arrangements. The divided basement has a gas boiler heating system and 200-amp electrical service. Outside, a detached 24x28 two-car garage includes concrete floors, electric, and heating.

Multiple outbuildings across the property provide additional storage options. Home is serviced by well water and a new septic system currently being installed. Convenient location close to Mount Union University, shopping and restaurants. This property is in need of some renovation work and presents the perfect canvas for buyers ready to create their ideal home. The combination of historic character, ample space, and practical amenities makes this an intriguing opportunity

**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.

## TWO-STORY HOME ON 1.37 ACRES 24X28 TWO-CAR GARAGE

Ready for Updating  
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