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Absolute Deck Real Estate AUCTION

• WED, NOV. 1ST • 5PM •

Wayne County • Lakeville, Ohio

HOME
SHOP
6± ACRES

REAL ESTATE: The property comprises a 2-story house with 2-3 bedrooms and 1.5 bath, along with a well-maintained workshop garage, all situated on a spacious 6-acre plot. Originally part of a larger parcel that extended across route 3, it is now being divided for sale, with the home and 6 acres available on one side of the road. The house is structurally sound, and it awaits your creative touch to breathe new life into its well-structured frame with renovations.

The 24x32 workshop provides valuable additional space for various uses. Whether you're seeking an investment property or a place to start anew, this could be a promising option to explore.

The property's elevated location on top of a hill offers a potentially picturesque spot for future construction of your dream home. It's worth noting that a new septic system will be required, and all necessary soil tests and design work have already been completed for this purpose.

Property Address: 8778 Columbus Rd Lakeville, OH 44638
Auction to be held at Orchard Music Park across the street.



OPEN HOUSE:

Monday night, October 23
from 4-6 PM.

Private showings available
by calling
Seth Andrews 330-466-5471
Steve Andrews 330-465-8498
or listing agent
Tiffany Galehouse
330-641-2187



Tiffany Galehouse, Listing Agent, 330-641-2187
Seth Andrews, Auctioneer, Broker - Steve Andrews
Andy White - Drew Turner

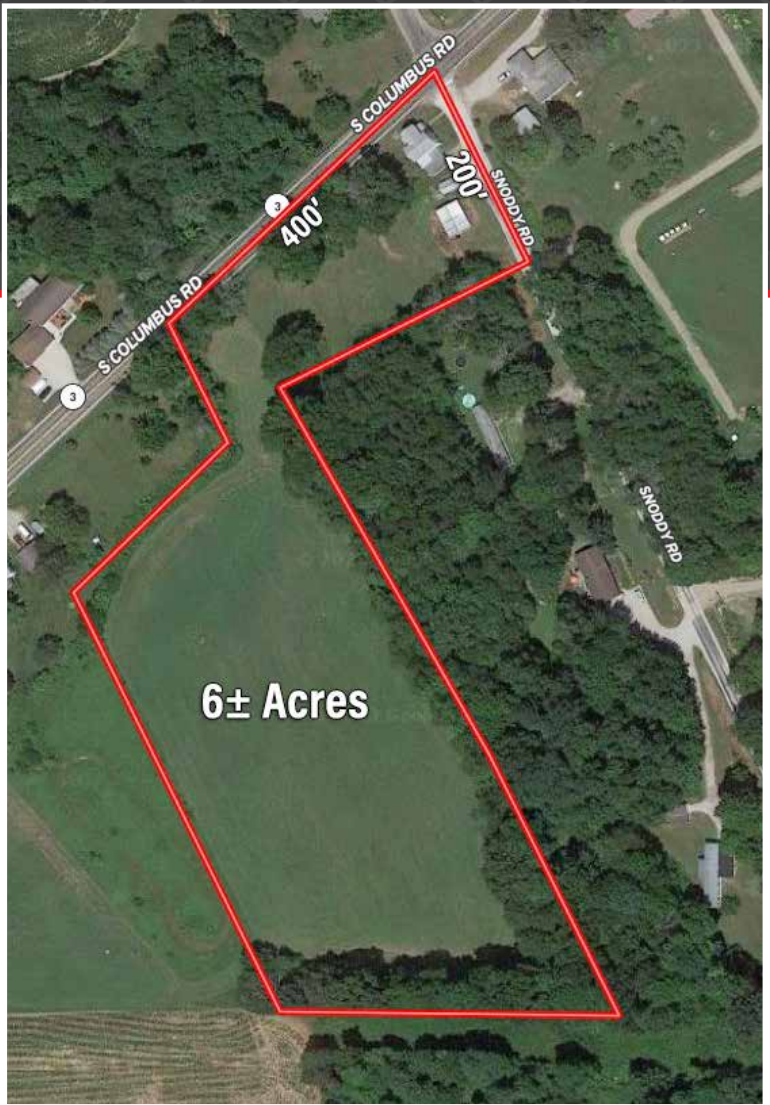
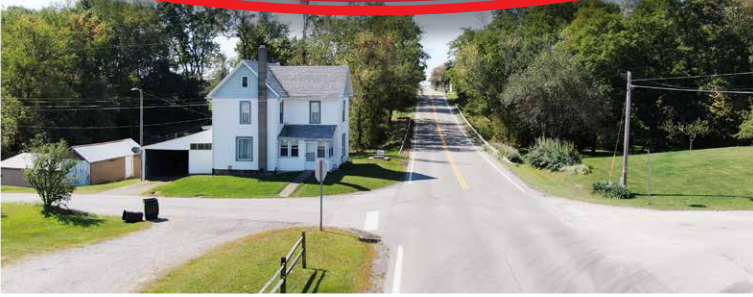


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Taxes/Legal: Part of Wayne County Parcel number 18-00196.000, Clinton Twp, West Holmes Local Schools, taxes are currently \$1172.34 per half year and will be prorated to the date of closing.

Terms: The successful purchaser will be required to make a non-refundable down payment of 10% of the purchase price at the conclusion of the auction with the balance due at closing within 45 days. A 5% Buyers Premium will be in added to the final bid price to determine the purchase price. All desired inspections need to be completed prior to bidding. The property is sold As-Is based upon your own inspections.

Note: The information contained in this ad is to the best of our knowledge, but not guaranteed. Announcements at the auction take precedence.



Tiffany Galehouse, Listing Agent, 330-641-2187
Seth Andrews, Auctioneer, Broker - Steve Andrews
Andy White - Drew Turner

Lic # 2022000271/ 10% BP



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