



**THURSDAY, AUGUST 1ST
@ 5:30 PM**

HOME - 4 ACRES - 40x30 OUTBUILDING - SECLUDED

Auction will be held onsite located at 405 County Road 40, Sullivan. From Sullivan take State Route 58 North approximately 2 miles to County Road 40. Watch for RES signs.

Real Estate: Welcome to this charming manufactured home that offers a perfect blend of comfort and functionality. As you step inside, you'll find a spacious dining room with a sliding glass door that leads to a beautiful back deck, perfect for outdoor dining and relaxation. The kitchen boasts ample cupboard space, making storage and organization a breeze for any home chef.



The inviting living room features a stunning stone propane fireplace and large windows that let in an abundance of natural light, creating a warm and cozy atmosphere. Convenience is key with a first-floor laundry room and a large Jacuzzi bath tub for ultimate relaxation.

The home includes a versatile four seasons room, offering additional living space that can be enjoyed year-round. With three bedrooms and two full baths, there is plenty of room for family and guests.



For those who need extra storage or workspace, the attached two-car garage provides convenience and protection for your vehicles. Additionally, the property features a spacious 40x30 shop building with concrete floors and two automatic garage doors, ideal for hobbyists, craftsmen, or anyone in need of substantial storage space. A shed and another small outbuilding offer further storage solutions for tools, equipment, or outdoor gear.



Boundary lines are approx



This property combines practical living spaces with desirable amenities, making it an excellent choice for those seeking a well-rounded home with ample room to grow and enjoy. Don't miss the opportunity to make this versatile and inviting property your own!



Open House: The home and buildings will be open for inspection Tuesday, July 16th 4-5:30PM. Private showings are available through **Brock Rader, 419-651-7994**.

Taxes/Legal: Ashland County Parcel # M38-010-0-0014-01 is located in Sullivan Township and Black River Local School District. The current annual taxes are \$2,166.96 and will be prorated to the date of closing.

Terms: The successful purchaser will be required to make a nonrefundable down payment of 10% at the conclusion of the auction with the balance due at closing within 45 days. **A 10% buyer's premium will be added to the final bid to determine the purchase price.** All desired inspections need to be completed prior to bidding. Additional details are available at www.RES.bid.

Brock Rader, 419-651-7994
 Andy White – Drew Turner
 Seth Andrews, Broker



LIC# 2022000271



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