



15281 Hackett Rd.
Dalton, Ohio

Immaculate 5 Bedroom Home



3± Acres • Pond • 28x36 Shop • Move In Ready

ABSOLUTE AUCTION
THURSDAY, MAY 23RD • 5:30PM



TERMS: The successful purchaser will be required a 10% non-refundable down payment the day 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 closing. **Details are available at www.RES.bid.**



Andy White 419-651-2152 - Joseph Mast - Drew Turner
Mary Hartley 419-651-3586- Seth Andrews, Broker

www.RES.bid | (833) 765.3737



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Auction held on location at 15281 Hackett Rd, Dalton, OH. From Dalton take State Route 94 south to Hackett or from Kidron take Kidron road to Hackett. Watch for RES signs.

REAL ESTATE: Welcome home! Offered is an immaculate, well maintained 5-bedroom home on 3 acres conveniently located between Dalton and Kidron. From the moment you walk up on the front porch you can't help but fall in love with the scenery. Once entering the cap code home, you instantly feel welcomed by the open living room complete with a beautiful stone gas fireplace, an open concept dining room, and an oak kitchen. From the living room, through French doors is a large den with a bay window overlooking the front yard. The large master bedroom has an impressive master bathroom and walk in closet. There is an additional bedroom with a full bath, a half bath, laundry room and plenty of storage on the main level.

The second floor has 2 bedrooms, a full bathroom, a recreational room with a rock-climbing wall and additional storage. The long list of amenities continues with the walk out lower level adding an additional 1200 square feet of living space. It includes a bedroom, full bath, huge open family room with plumbing for an additional kitchen, wood burning fireplace, storage and a wood burning stove as an additional heating source.

Maybe the best kept secret of this property is the composite deck and screened gazebo overlooking the stocked pond and scenic back yard. The property encompasses a total of 3 acres with a 28'x36' workshop, fruit trees, grape vines, and an awesome country setting. All of this comes with the convenience of immaculate move in condition and care for the greatest of details. Don't miss out on this opportunity as this property will sell at ABSOLUTE auction with no minimum or reserve.

TAXES - LEGAL: This property is in Sugar Creek Township, Wayne County, Dalton Local Schools, parcel #47-00008.004. Annual taxes are currently \$3,713.96 a year and will be prorated to the day of closing. Auctioneer is related to owner.

Auction by order of Robert and Sue Hutson

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OPEN HOUSE:

The home will be open for inspection on

Thursday, May 2nd • 5-6pm

Tuesday, May 14th • 5-6pm

Private showings are available through Andy White 419-651-2152 or Mary Hartley 419-651-3586.



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