

INVESTMENT PROPERTY - 5 ACRES | SHOP | HANDY MAN SPECIAL CARDINTON REAL ESTATE AUCTION

WED, APRIL 20TH • 5PM

PROPERTY & AUCTION LOCATION: 4420 US Route 42, Cardington.
Just 1.5 miles north of Cardington on US 42.



LAND INSPECTION

WALK-OVERS PERMITTED

Pick up a brochure and walk the land at your leisure. Private showings available through listing agents Alexandria Heacock 740-751-5796 or Teresa Murphy 567-560-4150, HER Realtors.



REAL ESTATE: Situated on the corner of State Route 42 and Township Road 143 (Burr Rd), this property offers over 5 acres with a good shop and project home. The two-story 1,457 square foot home was built in 1901 with 3 bedrooms and 1 full bath. The home needs work and updating or could be razed offering a 5-acre building lot in a convenient location. On the opposite side of the property is a good 30x40 shop building with overhead door. The building offers suitable ceiling height for a variety of uses. Mature trees, a good location, frontage on 2 roads, and over 5 acres add to the soundness of this investment opportunity.

In conjunction with:
Alexandria Heacock
740-751-5796

Teresa Murphy
567-560-4150

Auction by order of: John W Deforest and Sarah L
Gutenschwager
Andy White, Auctioneer 419-651-2152
Seth Andrews Broker

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WWW.RES.BID | 833.765.3737

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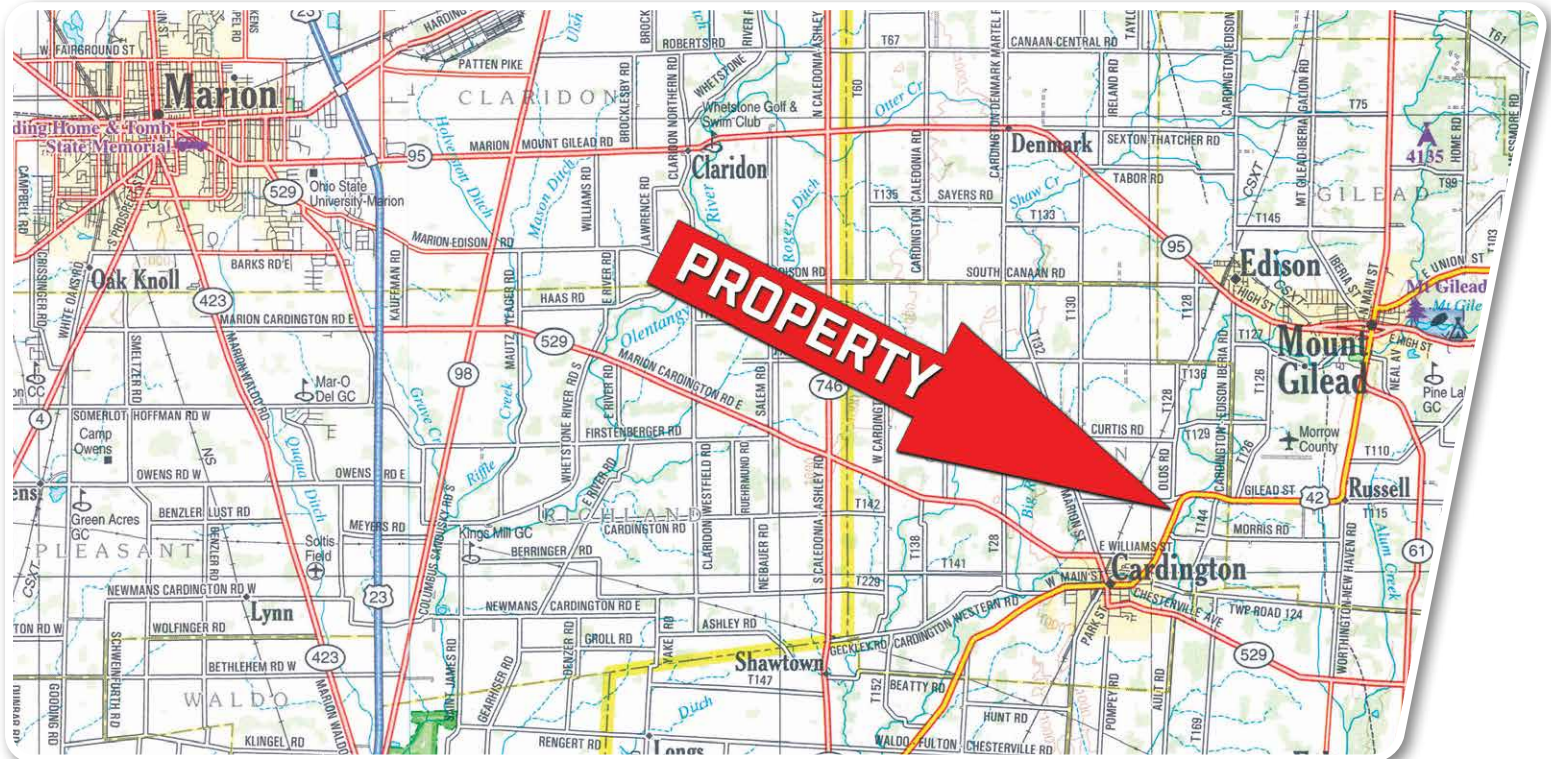


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Taxes/Legal: Per the Morrow County Auditor's website, 4420 St Rt 42 is parcel #C07-001-00-196-01 located in Cardington Township, Cardington Lincoln Local School District. Current annual taxes are \$1,396.86 and will be prorated to the day of closing.



Terms: A non-refundable 10% down payment is due the day of the auction with the balance due at closing within 45 days. A 10% buyers' premium will be added to the final bid to determine purchase price. Any desired inspections need to be made prior to the auction.



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