

Ashland County

# ABSOLUTE REAL ESTATE AUCTION

4  
Acres



3 Bedroom Home | Barn with Woodshop

**THURSDAY, DECEMBER 15TH • 5PM** 1319 County Road 1153  
Ashland, Ohio

The auction will be held on location at 1319 County Road 1153, Ashland.

**REAL ESTATE:** Here is a great opportunity you won't want to miss! A unique 3 bedroom home full of character and charm, a barn with shop situated on 4 acres in Ashland City School District with an amazing location!

As you enter the home you are surrounded by irreplaceable log cabin charm. According to the Ashland County Auditor, the original house is dated 1901, however, the notching of the logs suggests much older. This charm extends up the open staircase, which houses a full bathroom, 2 bedrooms, a sitting room, as well as a cozy loft with a gas fireplace. The fireplace is stone, all the way to the roof line and double sided down to the main level, into the amazing great room, where a wood fireplace takes the show, possibly second to the amazing views and natural light coming from all the windows and cathedral ceiling. The main level also includes a spacious dining room, large open kitchen full of cupboards and great workplaces. Two glass doors open to a large porch that extends around the back of the house where you will love to entertain and enjoy good old mother nature.

A master bedroom and full bathroom finish the first level. There are two single car garages under the house, as well as the laundry location, a good storage area and a small workshop, most with nature stone flooring making clean up easy. The 2,473 square foot home has hot water boiler heat and central air throughout.

In addition to the house is a well-maintained barn with a loft, with lean-tos on both sides of the main structure. On one side is a large, enclosed lean-to with sliding doors on both ends. The other enclosed lean-to has a wood shop with overhead doors on either end and a wood stove for heat. This is the perfect gentleman's or 4H farm in the making! Or just your own little slice of heaven away from the hustle and bustle of everyday life. **Selling with no minimum or reserve!**

## OPEN HOUSE:

Home will be open for inspection

**Sat, Dec. 3, • 1-2pm**

or call Mary Hartley, Realtor  
with Howard Hanna  
Downtown 419-651-3586  
for a private showing.

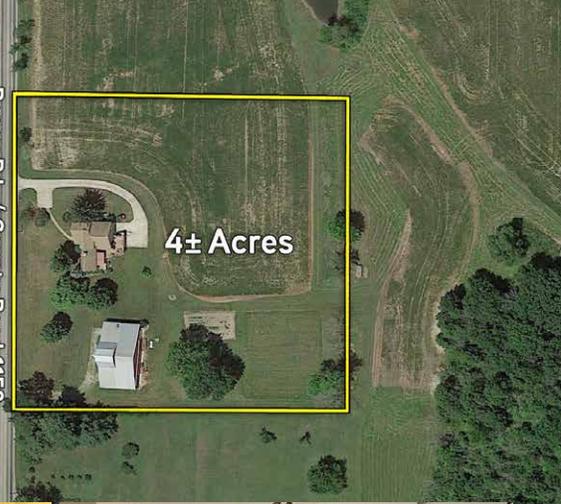


Auction by order of: John and Jeanie Shultz  
Andy White – Mary Hartley 419-651-3586  
Seth Andrews, Broker

[WWW.RES.BID](http://WWW.RES.BID) 833.765.3737



Baney Rd. / County Road 1153



**TAXES/LEGAL:** Ashland County Parcel Number G22-013-0-0003-01 located in Milton Township and Ashland City School District. The current annual taxes are \$3,396.02 and will be prorated to the day of closing.

**TERMS:** A 10% non-refundable down payment is due the day of the auction with the remaining due at closing within 45 days. A 10% buyers' premium will be added to the final bid to determine the contract price. All desired inspections need to be made prior to the auction. Possession will be March 1, or sooner if sellers are able.



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