

# House 1



# House 2



**Open House:**  
Thursday, June 29th  
4PM-6PM  
or call 330-845-4411 for a private showing.

**Located at: 2554 Co Rd 168 & 6201 St Rt 515, Dundee, OH 44624**

**Real Estate:** Located in Dundee, Ohio just a few miles outside of Winesburg town sits 2 homes and a commercial building on 1.8 acres. The potential for transformation is boundless in both homes, offering the canvas to create beautiful and comfortable living spaces. The first house boasts 2 bedrooms and 1 full bath, with newer windows and flooring on both floors. The real wood trim throughout the home adds a touch of character and charm that will leave you in awe. The second house is equally captivating, with a spacious family room and dining area that seamlessly flows into a convenient first-floor laundry room. Step outside to discover a shaded backyard oasis, complete with a deck perfect for grilling and entertaining. The master suite on the main floor is a true retreat, featuring a full bath, a generously sized bedroom, and a walk-in closet. Upstairs, you'll find four additional bedrooms, an attic, storage space, and another full bath. The original hardwood flooring throughout this house provides a timeless charm that sets it apart. Behind the houses lies the commercial garage, offering various commercial



opportunities. Additionally, on the same property, there is a pole barn that provides ample storage space and the potential to generate income. This auction presents the incredible opportunity to create your dream space or make an investment for future income. Whether you're a future homeowner brimming with excitement for a fixer-upper project or an investor seeking a property with immense potential, this auction is tailor-made for you.



**Taxes/Legal:** Holmes Co Parcel #26-01448-002 located in Walnut Creek Township & East Holmes LSD. Property taxes to be determined by County upon transfer and will be prorated to the day of closing.

**Terms:** The successful purchaser will be required a non-refundable 10% down payment due 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. Any desired inspections need to be made prior to the auction. Additional details at [www.RES.bid](http://www.RES.bid)

**Joseph Mast, 330-845-4411 - Andy White - Jake White - Jon Mast - Seth Andrew, Broker**



Lic # 2022000271



Located at: 2554 Co Rd 168 & 6201 St Rt 515, Dundee, OH 44624



# East Holmes Absolute Real Estate Auction

Wednesday, July 12th @ 5PM

**RES**  
AUCTION SERVICES  
375 Fry Rd., Wooster, OH 44691  
833-SOLD-RES | [www.RES.bid](http://www.RES.bid)



**RES**  
AUCTION SERVICES

833-SOLD-RES / RES.BID

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**2 HOMES – COMMERCIAL BUILDING**  
**INCOME POTENTIAL**  
**INVESTMENT OPPORTUNITY**

**RES**  
AUCTION SERVICES