

BRINKERHOFF ESTATE

REAL ESTATE AUCTION

5 BR RANCH HOME - 2.7 ACRES - INVESTMENT OPPORTUNITY

SCAN HERE TO
STAY UP TO DATE



OPEN HOUSE
WEDNESDAY,
JULY 26TH
5-6PM



WEDNESDAY,
AUGUST 9TH | 5:30 PM

833-SOLD-RES / www.RES.bid

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Auction will be held onsite located at 875 State Route 89, Polk. From Ashland head West on US-42, take 89 North approximately 2 miles. Watch for RES Signs.

Real Estate: Located in a convenient location, this ranch home sits on 2.7 acres with a nice sized storage building and pond. The 2,612 sq. ft. home was built in 1995, remodeled in 2002, with two separate living quarters including 5 bedrooms and 3 full bathrooms. With a little TLC, this diamond in the rough can be transformed into the perfect haven tailored to your unique taste. Picture yourself hosting gatherings, with a spacious yard to play sports with friends and family. With your personal updates and renovation expertise, this house will not only become a labor of love but also a sound investment. Whether you are looking for a home or an investment opportunity, this is one that deserves your attention. Don't miss this opportunity to own your personal piece of paradise.

Open House: The house will be open for inspection Wednesday, July 26th 5-6PM. Private showings are available through Brock Rader 419-651-7994.

Taxes/Legal: Ashland County Parcel # D12-019-0-0006-01 located in Jackson Township & Mapleton School District. The current annual taxes are \$2,182.62 and will be prorated to the date of closing.

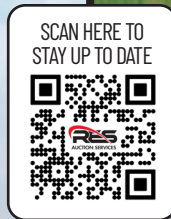
Terms: The successful purchaser will be required to make a nonrefundable down payment of 5% at the conclusion of the auction with the balance due at closing within 45 days. A 10% buyer's premium will be added to the final bid to determine the purchase price. All desired inspections need to be completed prior to bidding. Property must sell for at least 2/3 of the appraised value, which is \$175,000. Please note that after the closing of the property, it is the buyer's sole responsibility to handle and remove any remaining items on the premises.

Wayne E. Brinkerhoff Estate - Raymond Manley, Executor

Attorney Andrew Bush, Administrator

Ashland County Probate # 20211294

Brock Rader, Auctioneer 419-651-7994 - Andy White - Seth Andrews, Broker



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