

# NEW Custom Home

WEDNESDAY  
SEPTEMBER 20TH  
KIDRON, OH • 7:30PM

# AUCTION



6.4 ACRES



Open House

TUESDAY  
SEPTEMBER 5TH  
5 - 6:30PM



3 CAR GARAGE



5,400  
UNFINISHED SQ FT



4 BEDROOMS



5 1/2  
BATHROOMS

## CUSTOMIZE THE INTERIOR OF YOUR MODERN FARMHOUSE:

- Primary Bathroom Suite w/Walk-In Shower & Dual Shower heads
- Walk-in Primary Closet
- Chef's Kitchen
- Butler's Pantry & Walk-in Pantry
- Walk-Out Basement w/9-foot Ceilings
- Ideal for Mother-In-Law Suite
- Radiant Heat Flooring Already Installed



AUCTION SERVICES

WWW.RES.BID • 833.765.3737



# Kidron

# NEW CUSTOM

## 6.4 AC



**Real Estate:** Presenting a unique opportunity to shape your dream home from the ground up. This newly constructed property, nestled in a coveted location, awaits your personal touch to transform it into a haven of comfort and style.

While the exterior stands as a testament to modern design and craftsmanship, the interior provides a blank canvas for your imagination to run wild. Sitting on 6.4 acres with breathtaking views of the valley and creek, the 5,400 unfinished sq ft home features 4 bedrooms, 5 full baths, and 1 half bath. The master suite includes a large master bath with walk-in shower adorned with dual showerheads. The attached master closet offers a seamless flow between comfort and convenience. The open floor plan encompasses a butler pantry and a walk-in pantry, both serving as culinary havens. The 14-course walkout basement, boasting a 9-foot finished ceiling, opens the door to limitless possibilities. Some of the major components that have been completed and inspected include septic, water well, Orrville Power, and Pex radiant floor heat throughout the house and garage.



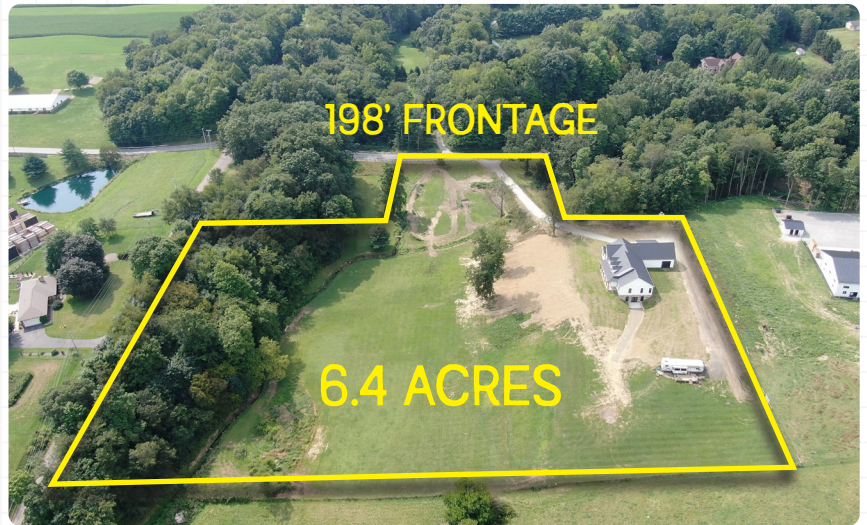
# FROM HOME AUCTION

## PROPERTIES WITH BREATHTAKING VIEWS

AUCTION WILL BE HELD ONSITE AT



15504 HACKETT ROAD,  
DALTON, OHIO 44618



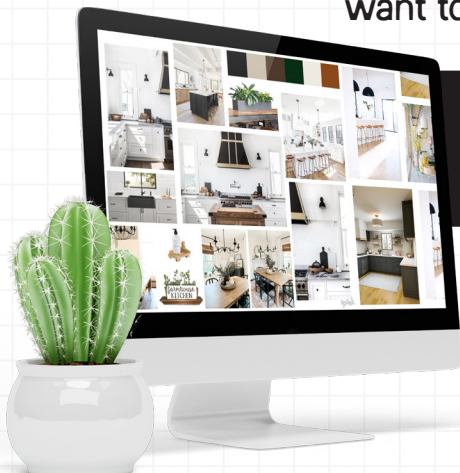
## SEIZE THE OPPORTUNITY TO SHAPE YOUR OWN NARRATIVE WITHIN THESE WALLS.

If you've ever dreamt of personalizing your ideal home but were unsure where to begin, your search ends here. This remarkable opportunity has already tackled the intricate groundwork, leaving you with a blank canvas to infuse with your unique vision. The stage is set for you to step in and shape it according to your desires and preferences. This is one you won't want to miss out on.



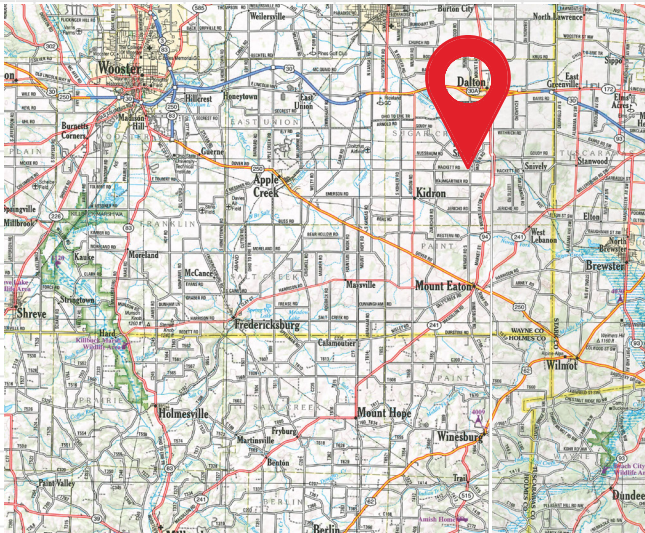
LOOKING FOR INSPIRATION TO CUSTOMIZE THIS BLANK CANVAS?

SCAN HERE FOR MOOD BOARDS





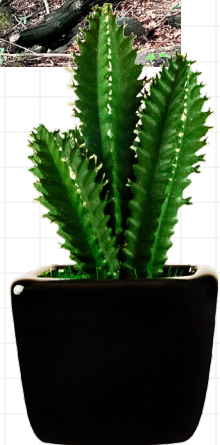
# Property Location



From US RT 30, turn onto Kidron Rd., then take a left onto Hackett Rd. Watch for **RES** signs.



A **3-car garage**, complete with a rear drive-through door, effortlessly accommodates your vehicles and hobbies. Including a bonus room above the garage with separate access which includes a separate bathroom. Indulge in the tranquility of your surroundings on the concrete front and back covered porches, where you can watch the sun rise or sun set on your rocking chair. The property's exterior is a testament to artistry, with Casa Di Sassi stone gracing the foundation and walkout, while the LED can lighting adorns the metal soffit and fascia.



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**Taxes/Legal:** Wayne County Parcel # 47-01030.007 is located in Sugar Creek Township and Dalton Local School District. The current annual taxes are 940.69 and will be prorated to the date of closing.

**Terms:** The successful purchaser will be required to make a nonrefundable down payment of 10% 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.



**SCAN HERE TO  
STAY UP TO DATE**



For more information or to schedule a private showing, contact:

Brandon Doty, Listing Agent 330-749-4685  
Jeremy Schaefer, Broker

Andy White, Auctioneer

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