



SECLUDED RUSTIC  
**LOG CABIN**  
AUCTION

**3 BEDROOM HOME -  
8.79 ACRES -  
OUTBUILDING -  
TONS OF POTENTIAL**

6744 RICE ROAD, SPENCER, OHIO 44275  
TAKE SOUTH OF STATE ROUTE 162 ON  
TO RICE ROAD. WATCH FOR RES SIGNS.

**REAL ESTATE:** LOCATED ON A QUIET  
ROAD, A NICE RUSTIC LOG HOME, OUT-  
BUILDING WITH DOUBLE BAYS, WOODS  
WITH A TRAIL ALL ON 8.79 ACRES -  
FULL OF NOTHING BUT UPSIDE POTEN-  
TIAL. IF YOU ARE LOOKING FOR A  
SLICE OF HEAVEN THAT NEEDS SOME  
UPDATING, HERE IT IS. ALSO A PER-  
FECT MINI-FARM, WITH LAND FOR A  
SMALL PASTURE. OR A GREAT HUNT-  
ING CABIN WITH A GREAT MANAGE-  
ABLE WOODS. ALL KINDS OF OPPOR-  
TUNITIES TO IMPROVE THIS PROPERTY  
WHILE LOVING HOW SECLUDED IT IS.

**(833) SOLD-RES**

**WWW.RES.BID**

**TUESDAY,  
OCTOBER 29  
@ 5:30PM**

**RES**  
AUCTION SERVICES





## LIVE AUCTION HELD ON LOCATION WITH ON-LINE BIDDING AVAILABLE AT RES.BID

THIS LOG HOME BOASTS 2 SEPARATE FRONT PORCHES, A LARGE ATTACHED 2 CAR GARAGE WITH LOTS OF STORAGE ABOVE. A GREAT ROOM TO ENTER INTO WITH WINDOWS ON BOTH SIDES AS WELL AS A SKY LIGHT ABOVE, AND A DOOR THAT CAN LEAD TO A BACK PORCH- SHOULD YOU DECIDE TO ADD ONE. THE KITCHEN HAS GOOD SPACE AND AN ISLAND IN-BETWEEN THE DINING ROOM. THE SECOND ENTRY AND PORCH OPENS BETWEEN THE DINING ROOM AND THE LARGE LIVING ROOM WITH STOIC STONE FIREPLACE. OFF OF THE LIVING ROOM IS A OFFICE OR DEN OR GREAT SITTING ROOM. A FULL BATHROOM FINISHES THE FIRST FLOOR. UP THE WOODED STAIRS ARE THE 3 BEDROOMS, SOME BUILT-IN STORAGE AS WELL AS CLOSETS AND A FULL BATHROOM THAT IS CURRENTLY INOPERABLE. THE DOWNSTAIRS HAS POURED CONCRETE WALLS, LOTS OF STORAGE SPACE, A WALK-OUT DOOR AND HOUSES THE BOILER, FUELED BY WOOD OR COAL.



OUTSIDE IS A LARGE OUTBUILDING WITH 2 OVERHEAD BAYS, ELECTRICITY, WATER AND GAS OVERHEAD HEAT. THIS WAS ONCE A WORKSHOP AND MAN CAVE, AND WITH A LITTLE WORK COULD BE TURNED BACK INTO THAT AGAIN. THE UPPER AREA IS A GREAT PLACE FOR ALL KINDS OF STORAGE. THERE IS ALSO A COVERED LEAN-TO THAT USED TO BE USED FOR ANIMALS. BACK BEHIND THIS MOWED AREA WITH LOTS OF MATURE TREES IS THE TRAIL TO THE WOODS WITH PLENTY OF PLACES FOR TREE STANDS AND FOOD PLOTS. **HERE IS A ONCE IN A LIFETIME OPPORTUNITY, DO NOT DELAY!! PLEASE BRING YOUR FAVORITE REALTOR IF YOU'VE GOT ONE!**

**OPEN HOUSE:** HOME WILL BE OPEN FOR INSPECTION TUESDAY, OCTOBER 8 FROM 4:30-5:30PM. FOR PRIVATE SHOWINGS PLEASE CALL MARY HARTLEY 419-651-3586 OR ANDY WHITE.

**TAXES/LEGAL:** LOCATED IN MEDINA COUNTY, PARCEL NUMBER 004-09C-14-002, CHATHAM TOWNSHIP, CLOVERLEAF LOCAL SCHOOL DISTRICT. CURRENT ANNUAL TAXES ARE \$3,438.54 AND WILL BE PRORATED TO THE DAY OF CLOSING.

**TERMS:** A 10% BUYER'S PREMIUM WILL BE APPLIED TO THE FINAL BID TO DETERMINE PURCHASE PRICE. WE REQUIRE A 10% DOWN PAYMENT THE DAY OF THE AUCTION WITH THE FINAL AMOUNT WITH IN 45 DAYS. ALL INSPECTIONS NEED TO BE MADE PRIOR TO BIDDING. PROPERTY SOLD AS IS.

AUCTION BY ORDER OF: SANDRA REPP

ANDY WHITE  
MARY HARTLEY 419-651-3586  
DREW TURNER  
SETH ANDREWS, BROKER



LIC # 2022000271

