



Investors, Conventional and Cash Buyers!
Don't let this opportunity slip by!

Here is a rare opportunity for all! Offering 2 single family homes, currently used as rentals, well maintained and move in ready! Looking for a home, or to start or expand your portfolio?

PROPERTY #2

**WEDNESDAY,
 NOVEMBER 13TH
 @ 5PM**

GREENWICH ONLINE ONLY REAL ESTATE AUCTION

AUCTION WILL BE ONLINE ONLY AT RES.BID.
 BIDDING WILL BE OPEN FOR BIDDING ON NOVEMBER 6TH @ 12 NOON.

**4 BEDROOM
 2 BATH
 SPACIOUS**

**20 W. Main St.
 Greenwich, OH
 44837**

Real Estate: Built in 1900, this home is full of character! Starting with the porch that goes almost all the way around, then as you enter the home, the woodwork throughout is on point! Wood laminate flooring throughout most of the first floor creates a great flow. In between the living room and dining room is beautifully built in with wood pillars. The kitchen is large with lots of counter and cupboard space, nicely updated backsplash, as well as an area where you could put a table or create a little mudroom. A large bedroom and full bathroom finish this level. Upstairs is hardwood floors and 2 large bedrooms in which one leads into another room that is currently used as a bedroom but could be an office or den. A full bathroom and great landing area make this floor seem quite roomy. The laundry is in the basement. This home has city water and city septic with its own tank. Updates include electric and plumbing (2020), new roof and gutters (2023), and new Trane furnace (2019). All of this plus a detached 24x26 garage with concrete. Book a showing with your Realtor or agent, if you've got one, and purchase with confidence! Need financing but not sure where to start? Reach out for some suggestions of lenders familiar with the auction process! Don't let this slip by!

Open House: Home will be open for inspection Monday, October 28 from 4:30-5:30PM, private showings available through Mary Hartley 419-651-3586 or Andy White, or your favorite Realtor!

Taxes/Legal: This home is parcel number 16042C010670000, located in the Village of Greenwich in Huron County, South Central local school district. Current annual taxes are \$1,271.18 and will be prorated to the day of closing.

Terms: A non-refundable 5% down is due the day of the auction with the remaining due within 35 days. **A 10% buyers premium will be added to the final bid to determine purchase price.** All inspections need to be completed prior to bidding.

Andy White - Mary Hartley - Jake White - Seth Andrews, Broker

www.RES.bid

(833)SOLD-RES



LIC # 2022000271





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PROPERTY #1

**WEDNESDAY,
 NOVEMBER 13TH
 @ 5PM**



NOVA ONLINE ONLY REAL ESTATE AUCTION

AUCTION WILL BE ONLINE ONLY AT RES.BID.
 BIDDING WILL BE OPEN FOR BIDDING ON NOVEMBER 6TH @ 12 NOON.

**3 BEDROOM
 OUTBUILDING
 MAPLETON LOCAL SCHOOLS**

**267 State
 Route 511,
 Nova, OH
 44859**

Real Estate: Offering a great 1901 farmhouse on 0.44 manageable acres with an outbuilding, located in Nova, on 511 before 224. The first floor features an eat-in kitchen with a sliding glass door heading out to a large deck off the back of the house. There is also a formal dining room (currently used as a pool room), living room, den or bedroom, full bathroom, and laundry. Upstairs is a nice landing that could be used as an office, family room, game room, etc as well as 2 large bedrooms. There is lots of charm in and outside of this 1642 square foot home with a cute little porch on the front and painted brickwork. This has been well maintained, with updates including new roof, furnace and hot water heater all in 2021-2022. It also features city water and septic, and natural gas.

Don't miss your opportunity to purchase! Book a showing with your Realtor or agent, if you've got one, and purchase with confidence! Need financing but not sure where to start?

Reach out for some lender suggestions that are familiar with the auction process!

Open House: Home will be open for inspection Monday, November 4th from 4:30-5:30PM. Private showings available through Mary Hartley, 419-651-3586, Andy White or your Realtor!

Taxes/Legal: Per Ashland County Auditor, 267 State Route 511, Nova is parcel number N39-057-0-0046-00, Troy Township, Mapleton Local School District. Current annual taxes are \$1,381.06 and will be prorated to the day of closing.

Terms: A 10% buyers premium will be added to the final bid to determine the final purchase price. We require a non-refundable 5% down payment on the day of the auction with the rest due within 35 days. All desired inspections need to be made prior to bidding

Andy White - Mary Hartley - Jake White - Seth Andrews, Broker

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