



ON-SITE REAL ESTATE AUCTION

THURSDAY, OCTOBER 31ST, 2024

REAL ESTATE @ 5:30 PM

7770 SAWYER RD., TIRO, OH 44887

**REAL ESTATE OPEN HOUSE & ONLINE AUCTION PREVIEW FOR
AUTOMOBILE AND TRACTOR ON SUNDAY, OCTOBER 13TH, 2024 FROM
1 PM TO 3 PM**

To Locate: St. Rt. 98 east of St. Rt. 39 to north on Baker Rd. then west on Sawyer Rd. Corner of Sawyer Rd. and Baker Rd. *Watch for signs.*



Being offered at auction is this 1,660 square foot ranch home built in 1979 that has a great floor plan, plus nice wide hallways and doors allowing for ADA accessibility. The living/dining room combination is a great size with the stone fireplace, granite hearth and lots of windows for natural light. The kitchen has a nice layout and a breakfast bar, all appliances remain. There is an owner's suite with a full bath, a convenient main floor



laundry, and lots of extra storage. The full basement is nice and open and could be converted to additional living area. This home has a brand-new roof! The Carrier electric furnace was installed in 2020 and there is central air. There is also a wood furnace add-on. This home has Northern Rural Ohio Water and the electric hot water heater was installed in 2009. The attached garage has insulated doors and one opener. This corner lot property is 3.92 acres so you have plenty of space outdoors and a nice pond. Add your own personal decorating touches and you will have a wonderful place to call home!

**CALL AUCTIONEER CRAIG A. MILEY, CAI @ 419-512-6295
TO TOUR THIS HOME PRIOR TO THE AUCTION.**

Acreage: 3.92 +/- Acres	Water: Public	Kitchen: (M) 12'10"X16'2"
Style: On-Site Built Ranch	Sewer: Septic	Living Room: (M) 15'X31'9"
Year Built: 1979	Roof: Asphalt Shingle	Master BR: (M) 14'7"X12'8"
Approx. Sq. Ft.: 1660	Heat: Electric Furnace w/ wood add-on	BR 2: (M) 11'5"X9'6"
Estimated Taxes: \$1,680.88 per year	Water Heater: Electric	BR 3: (M) 11'6"X12'2"
County: Crawford Township: Auburn	Garage: 2 Car Attached	Laundry: (M) 9'X5'10"
School District: Buckeye Central	Air Conditioning: Heat Pump	Baths: 2 Full on Main
Exterior: Aluminum Siding	Basement: Full	Windows: Andersen wood/vinyl clad outside double pane windows

(All information deemed correct but not warranted)

Owner(s):	Estate of Steven R. Sneeringer, Martin Sneeringer, Administrator Crawford Co. Probate Case 00035506
Attorney:	Jenna Delarber Esq., Attorney at Law
Auctioneers/Realtors:	Craig A. Miley, CAI 419-512-6295

Terms – Real Estate: 2 Forms of ID required to register. 10% non-refundable deposit due the day of the auction, balance due in 45 days or upon delivery of the deed. All pre-inspection periods end the day of the auction. Please have your financing pre-arranged so you will be prepared to bid at the auction. Subject to Crawford County Probate Court Approval and Seller's confirmation. LOT LINES IN PHOTO(S) ARE APPROXIMATE ONLY. All information deemed correct but not warranted. Announcements made day of auction take precedence over printed materials. Not responsible for accidents. Sold As-Is.

Auctioneers' Note: Plan to attend on Thursday, October 31st, 2024; the real estate will be offered at 5:30 PM sharp!



Visit www.MileyRealty.com or www.AuctionZip.com #11226
for full auction listings with photos.

