



ONSITE REAL ESTATE AUCTION
THURSDAY, NOVEMBER 7TH, 2024
REAL ESTATE @ 5:30 PM
6195 LINCOLN HIGHWAY, CRESTLINE, OH 44827

OPEN HOUSE TUESDAY, OCTOBER 15TH, 2024
FROM 4 PM TO 6 PM

To Locate: East of Bucyrus, corner of Lincoln Highway and Biddle Rd. *Watch for signs.*



Situated on approx. 2.67 acres is this vinyl-sided country Cape Cod home offering over 1600 square feet of living space plus a full basement! On the main floor is a living room with brick fireplace with heat-o-later, a dining room, a kitchen, two bedrooms, and a full bath. Upstairs is a large open bedroom. The home is heated with a newer Lennox propane forced air furnace, has vinyl double pane windows, and has an asphalt shingle roof. There is a private well & septic - condition unknown. The two-car detached garage has a floored second floor, great for

storage. Located in Colonel Crawford School District. Bring your ideas to make this home your own!

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

Acreage: 2.67 +/- Acres	Water: Well	Kitchen: (M) 10'X8'3"
Style: On-Site Built Cape Cod	Sewer: Septic	Living Room: (M) 11'4"X20'
Year Built: 1945	Roof: Asphalt Shingle	Master BR: (M) 12'10"X9'11"
Approx. Sq. Ft.: 1,626	Heat: Propane Forced Air (Propane Tank is a Leased Unit)	BR 2: (M) 11'6"X9'11"
Estimated Taxes: \$746.76 per year after an Annual Homestead Reduction of \$391.44	Water Heater: Electric	BR 3: (U) 33'2"X14'2"
County: Richland Township: Jefferson	Garage: 2 Car Detached	Laundry: Basement
School District: Colonel Crawford	Air Conditioning: None	Baths: 1 Full on Main
Exterior: Vinyl Siding	Basement: Full	Windows: Vinyl Double Pane

(All information deemed correct but not warranted)

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.

Owner(s):	Mitzi W. Cox Estate, Attorney James W. Pry II, Exec. Crawford Co. Probate Case 035474
Attorney	Jenna Delarber Esq., Attorney at Law
Auctioneers/Realtors:	Craig A. Miley, CAI 419-512-6295

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. 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, November 7th, 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.

