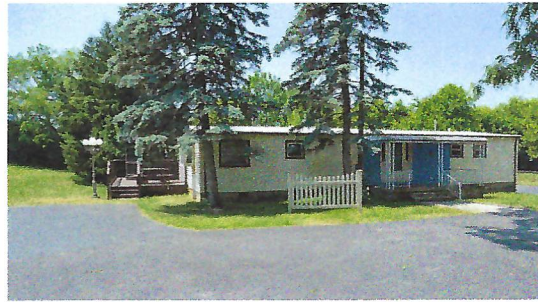




## Real Estate Auction

# 925 W. Snodgrass Road, Piqua, OH

Selling at Public Auction with Reserve Bid of \$100,000  
Tuesday, June 27, 2023 at 2:00 PM



**JERRY STICHTER**  
AUCTIONEER  
REALTOR - APPRAISER



Jerry Stichter Broker Associate of Garden Gate Realty  
937-216-9878  
www.stichterauctions.com



### Pertinent Information

- Single Story, Vinyl Sided, Modular Home
- 3.04 acres, irregular in shape w/ limited road frontage
- Metal pole barn, 30 ft x 40 ft; 24 ft x 24 ft detached garage; 10 ft x 20 ft storage shed
- There is electric to the garage & pole barn; pole barn has electric overhead door.
- There are 3 bedrooms and 2 bathrooms, laundry room is part of hall bath.
- Aluminum awning covered east porch; large wrap around rear deck w/ gazebo and picnic table, plus "as is" above ground pool.
- Electric Trane furnace, 2010 +/-; central air conditioning; electric water heater 2020 +/-
- Well pit and pressure tank west side of house by deck; Septic west of garage.
- Approx 1,440 square feet of living space (per county records); low pitch roof and therefore low interior ceilings. Roof has leaked on west side, appears to have been stopped for present with makeshift repair.
- The lot: Paved driveway at north west curve where Snodgrass Rd, meets Looney Rd.; Factory & ditch on south side of property, railroad on west side, Rush Creek crosses narrow end of property to the north, another water way bounds property on the east. There is a gravel drive to the north part of the property leading to a large stone gravel parking area established by the railroad when making repairs to the RR bridge as I-75 gave them no working access.
- Zoning for this property is R-1AAA. Contact Planning & Zoning if you have specific needs for your personal use as a prospective buyer.