

LUXURY LOG HOME PROPERTY OVERLOOKING BIG BEND RESERVE

From the Estate of Bill Dunn • Ann Rogers: Executrix

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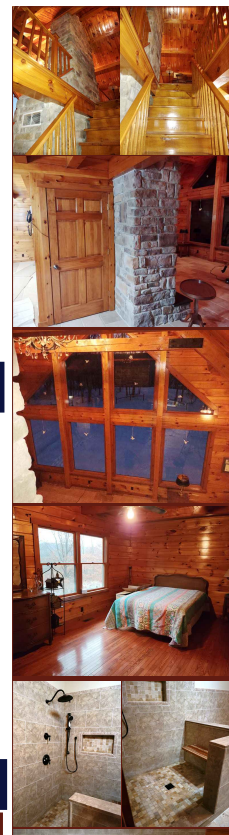
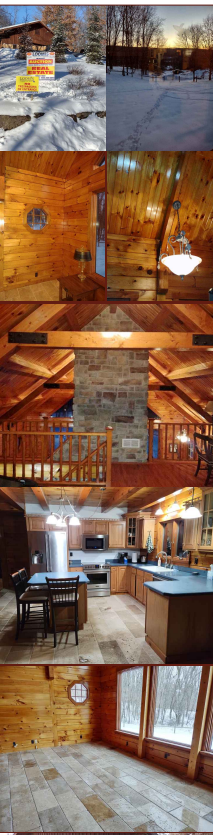


34 Pew Road, Mercer, PA 16137

Excellent location between Hermitage and Mercer PA. Minutes to the corner of I-79 & I-80, Hermitage and Mercer.



This Huge, Luxury, Nearly New, Custom Log Home & Heated Floor Building, on Approx. 3.5 Acres, is Located in the Reserves of Big Bend Historic Area (Shenango River). Some items, bathrooms & floors, new Feb. 2022.



Online Bidding Underway Now, Ends Thurs., Apr. 7th @ 1:00 PM

Overlooking the Big Bend protected lands. Total privacy, near Shenango River. The perfect home, or second home, for the outdoors lover. Hunting, fishing, all season sports and living!

Approx. 4,000 sq. ft. living space: Main level approx. 1,800 sq. ft. • Upper level approx. 400 sq. ft. • Lower level approx. 1,800 sq. ft. Nearly new home, with up to 3 bedrooms. Brand new stone tile floors on the main level, just installed Feb. of 2022 at a cost of approx. \$50,000.00. New bathroom has been completed. Lower level like-new, ready for build out. Newer heating (all hot water floor), electric, utilities, many upgrades! New Dutch A/C to be installed prior to closing. Matching building, cement heated floors, commercial electric & wiring, double 14 ft. overhead doors. Approx. 40 ft. x 49 ft. custom made. Interior super insulated, aluminum interior siding. Property fenced with main entrance security gate. Taxes approx: \$3,500.00.

Note: this home has heated floors, as well as a custom built shop building w/ floor heat.
Very low taxes and utilities.

Open House / Inspection: Mon., Apr. 4th, from 6:00 - 7:00 PM

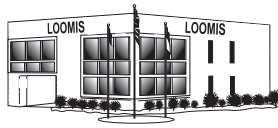
Please call or email us to schedule your private viewing appointment at any time. Drive by inspections okay. Inspections only with approval of Loomis Auctioneers.

Doors open on auction day, 1 hour before bidding ends, for final inspections. Auctioneer will accept bids on the "auction floor" at this time.

Real Estate Agent/Broker Participation Invited!



Real Estate Terms & Conditions: Property Sold AS-IS. 10% Deposit of final bid, auction day. 10-15% Buyer's premium added to final bid, auction day. Balance at closing. Guaranteed Clear, Good Title At Closing. **Closing Costs:** Unless specified in writing, buyer and seller, assume closing costs, split 50% seller / 50% buyer. All current taxes prorated the time of settlement. Any and all delinquent taxes are assumed and paid by seller. All information has been provided by seller. It is the sole responsibility for buyer to perform any and all due diligence, prior to bidding. Bidders / Buyers understand and agree to the terms and conditions, and real estate auction agreement, prior to bidding. Bidders / Buyers agree to "hold harmless" Loomis Auctioneers of any, and all liability, whatsoever. Need financing? Contact Loomis Auctioneers for more info. **Real Estate Agent Participation Invited.** Need assistance or have questions regarding the auction process? Need lending or other financial info? Call us regarding the FAQ's. How do I bid? Do we need all the money auction day or at the closing of auction? Not at all, only the deposit and buyer's premium. The balance at closing. Can we have an extension for closing? Yes, for qualified buyers. Call us, we can answer all the questions, we love to talk to our bidders!



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