

ABSOLUTE HOME & SHOP AUCTION



OPEN HOUSE:

The home and shop will be open for inspection on **Monday October 9th from 5 to 6 PM**. Private showings are available through **Andy White 419-651-2152**.

REAL ESTATE:



Built in 1965, this ranch home offers a secluded wooded setting with easy accessibility. The home features 2 bedrooms, a full bath, kitchen, dining room, and living room with fireplace on the main level. The walkout basement has a full bath and could easily be finished to add desirable living space.

Additional amenities to the home include hardwood floors, first floor laundry, Trane heat pump and central air, wood burner, vinyl siding, breezeway, and a 2-car garage. The home is very sound but will require updates. One of the greatest features of the property is a 30'x50' heated shop that was built in 2010. The shop offers an overhead door, man door, poured walls, and loft storage.

There is a total of 1.76 acres with the property which offers a good mix of wooded privacy and enough open yard for the kids to play in and ample space for your garden. If you are in the market for a good country property with an outstanding shop, look no further.

Property sells to the highest bidder with NO Minimums and NO Reserves.

Monday October 16th • 5:30 PM **Ranch Home • Heated Shop • 1.7 Acres** **Crestview Schools**

Auction held on location at 3380 S. Robinson Road, Mansfield. Take State Route 545 north of Mansfield and south of Olivesburg to Robinson Road. Watch for RES signs.

**Andy White 419-651-2152 • Joseph Mast • Mary Hartley
Drew Turner • Brock Rader • Jake White
Seth Andrews, Broker**

(833) 765.3737 | www.RES.bid

Ranch Home
Heated Shop



1.7 Acres
Crestview Schools

ABSOLUTE HOME & SHOP AUCTION

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TAXES/LEGAL: Richland County parcel #0513019608000, Weller Township, Crestview Local Schools. Taxes are currently \$1,757.61 annually and will be prorated through the day of closing.

TERMS: The successful purchaser will be required a 10% non-refundable down payment at the auction with balance due at closing within 45 days. A 10% Buyers Premium will be added to the final bid to determine the final purchase price. All desired inspections need to be completed prior to the auction. For a complete list of terms as well as pictures of the property log onto www.RES.bid.

Auction by order of The Bruce McFarland Irrevocable Trust – Jessica Hanlon Trustee

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