**REAL ESTATE**

**AUCTION**

**SATURDAY, APRIL 1ST @ 11:00 A.M.**

$155,000 Minimum Bid

Selling with 10% Buyers Premium

$5,000 Down

Financing arrangements made prior to auction

**INSPECTION DATES: Sun., March 5th @ 2:00 P.M.**

**Tues., March 7th @ 6:00 P.M.**

Household Items, Patio Equipment, Tent & Furniture Sells @ 10:00 A.M.

James N. Miller Estate

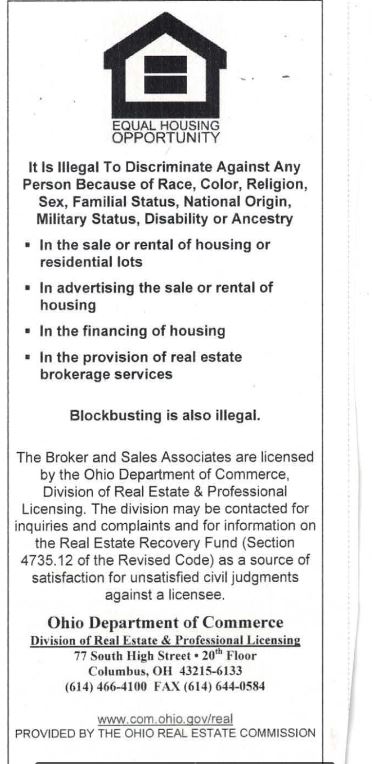
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Description automatically generated with low confidence**Probate Court Case No. 2022ES16492

**Auctioneer: Rick L. Fogle (740) 225-2541**

**BALLAH REALTY**

**Castalia, Ohio**

Situated in Clermont County in Loveland, OH, 6576 E. Knollwood Circle becomes a great opportunity whatever your intentions are when purchasing this home. Sitting on over 2 acre in a pie shaped lot. This split level has 1188 square feet of living space. 3 Bedrooms; 2 full baths; 1⁄2 bath; kitchen; dining room with additional space; living room with fireplace; utility room. Central air. Very large wood deck on the house. Comes with an attached 2 car garage; an additional work shop equipped with 2 large air compressors, a dust recovery system, wall heater and a garage door as well. Another small out building; an additional concrete pad exists on the property ready for another building if desired. Family home, retirement retreat, or looking for an investment, this property has unlimited potential!