

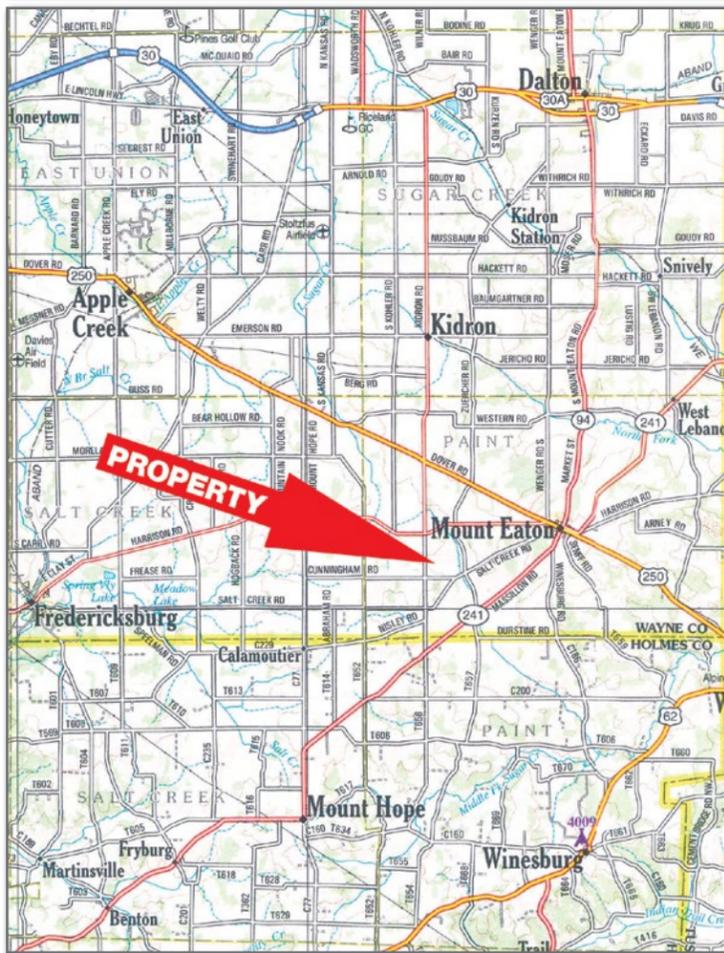
APPLE CREEK, OH
WAYNE COUNTY

ABSOLUTE AUCTION

TUESDAY, JULY 9TH • 6PM

APPLE CREEK, OH
WAYNE COUNTY

Beautiful Country Estate on 6.2± Acres



Taxes and Legal: Located at 8202 Kidron Rd Apple Creek OH 44606; Wayne County Parcel #39-00612.000, Paint Twp., Southeast LSD, consisting of 6.20 acres. Taxes are currently \$2,112.65 per half year and will be prorated at closing. Seller will provide a warranty deed and certificate of title and offer to split the cost of an Owner's title insurance policy, mineral rights transfer subject to leases of record.

Terms: A nonrefundable down payment of 10% of the purchase price is required from the successful purchaser at the auction with balance due at closing in 45 days. All inspections need to be made prior to the auction. For more info visit www.res.bid

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- 6.2± Acres
- 5-Bedroom / 2 Bath Home
- 10x 20 Outbuilding
- 66x30 Insulated Shop
- 3± Acres Woodland
- Fenced Pasture



Sellers: Ivan and Linda Miller
James Mast Auctioneer 330 317 3539
Seth Andrews -Broker

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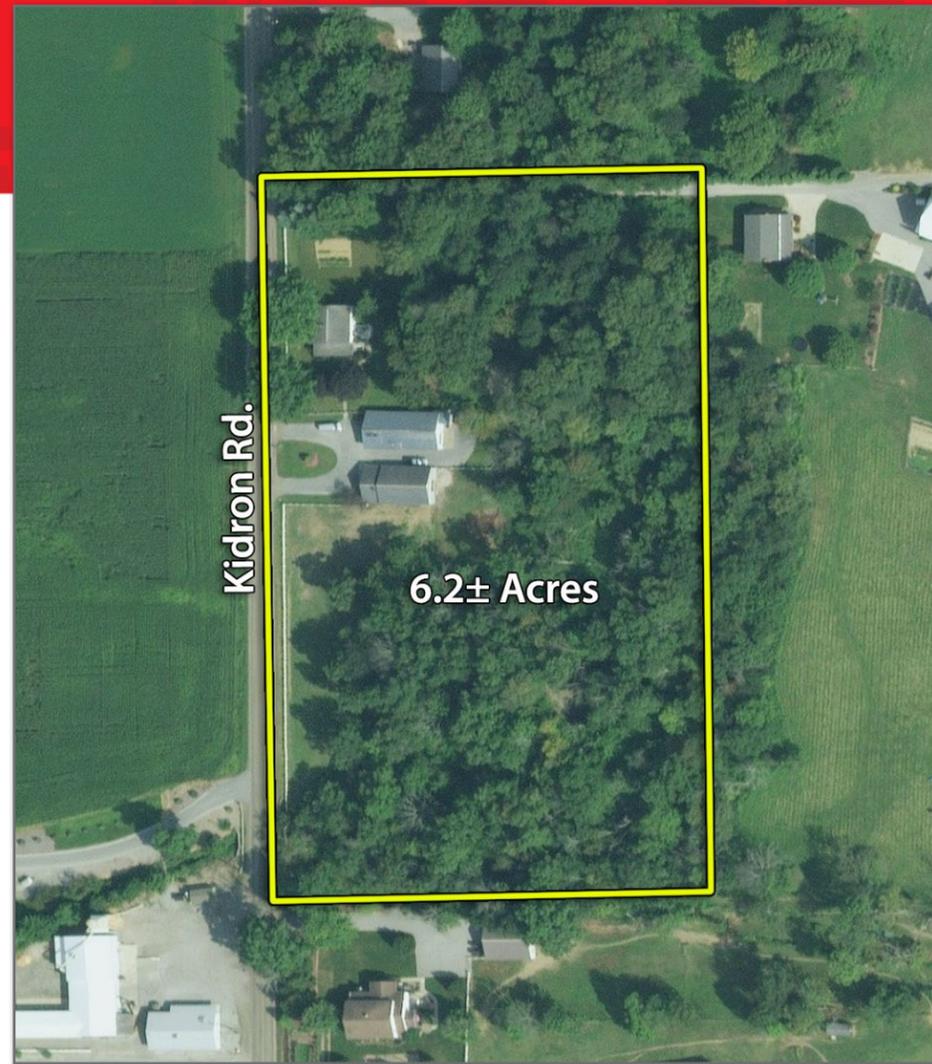
Selling on Location at 8202 Kidron Rd Apple Creek OH 44606. From SR 250 take Kidron Rd. South approx. 1 mile to property on left.

Presenting at Absolute Auction: 6.2 acres with a 2 story, 5-bedroom home w/2 full baths. The home built in 1968 and remodeled in 1999, now features new flooring throughout, an oak kitchen with open dining/living area with sliding door access to patio. Living room, master bedroom and full bath complete main floor. Upstairs you will find 4 bedrooms and full bath. The basement has a fruit cellar and ground level entry. The home is heated with a wood burner and natural gas heater. Water system is currently setup with a solar system and battery pack.

Outside you will find a garden, 10x12 outbuilding and a secluded camping/play area. Other improvements include: A 66x30 insulated shop with 12ft ceilings which would make a great work shop and has living quarters on West end which gives you a great option for an extra bedroom or in-law suite.

To complete the package is a 60x30 barn, built in 1999 with 5 box stalls, tack room and wash room with loft for hay storage. Approximately 3 acres woodland and fenced in pasture area.

**OPEN HOUSE:
Tuesday,
June 25th @ 6-8pm**



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