

# BATES ABSOLUTE

APRIL 29TH

# HOME AUCTION



## RAISED RANCH

3 BEDROOM  
3.2 ACRES  
1,744 SQ. FT.  
INGROUND POOL  
OUTBUILDING

LIVE ONLY | 5:30PM

OPEN HOUSE

OPEN FOR INSPECTION  
Wednesday, April 17th 4-5pm



If you are looking for a forever home, look no further. This home awaits your personal touches. This property sells to the highest bidder with **NO MINIMUMS OR RESERVES.**



THE AUCTION WILL BE HELD ONSITE LOCATED AT  
📍 885 State Route 58, Ashland

< SCAN TO LEARN MORE

ASHLAND COUNTY • MAPLETON LOCAL SCHOOLS

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**Real Estate:** Proudly sitting on 3.2 acres in Ashland County, this 1,744 sq.ft. raised ranch house is ready to become your home. The lower level consists of an oversized 3 car garage, as well as a family room with a wood fireplace, half bath, large laundry room and a room that could be used as an office or den. The upper level has a large kitchen with newer custom oak cupboards, lantern style tile backsplash and an island in between the dining room. A sliding glass door leads to the inground pool and concrete patio, complete with a basketball hoop and small building to house pool equipment. The living room as well as the 3 bedrooms, all with nice sized closets, have doors leading to the balcony, where you can sit and enjoy the great outdoors. Two full bathrooms and two linen closets finish the upper level. The home is heated with comfortable boiler heat fueled by a wood/coal burner or fuel oil heat, and presently has a well, however, Rural Lorain County Water is available at the road, allowing the new homeowner to pay to tap in if desired. A 40x22 shed with electric, sits on the back corner of the property, perfect for storage, and once upon a time housed a few small barnyard animals.



**PRIVATE SHOWING AVAILABLE THROUGH  
ANDY WHITE, 419-651-2152 OR MARY HARTLEY, 419-651-3586.**

**Taxes/Legal:** Ashland County parcel number J31-022-0-0024-00 located in Orange Township & Mapleton Local School District. The current annual taxes are \$2,034.40 and will be prorated to the date of closing.

**Terms:** The successful purchaser will be required to pay a non-refundable 10% down payment due at the auction with the balance due at closing within 45 days. A **10% buyer's premium** will be added to the final bid to determine the purchase price. Any desired inspections need to be made prior to the auction. Additional details as well as terms and conditions are available at [www.RES.bid](http://www.RES.bid).



Andy White 419-651-2152 • Mary Hartley 419-651-3586  
Drew Turner • Seth Andrews, Broker

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10% BUYER'S PREMIUM  
LIC # 2022000271