

EXTENSIVELY RENOVATED MODERN

# Farmhouse

AUCTION

WEDNESDAY  
JUNE 5TH @ 5:30PM

1.5 Acres  
Near Pleasant Hill Lake  
Move-In Ready



OPEN HOUSE

WEDNESDAY,  
MAY 22ND  
4-5:30PM

Private showings available  
through Andy White.  
419-651-2152.

If you've ever dreamed of transforming a farmhouse into a modern style homestead but weren't sure where to begin or didn't have the time, now's your chance to own your very own impeccably modernized farmhouse. Upon entering, you'll quickly notice that this house showcases a magazine-worthy appearance. The home on 1.5 acres is in move-in ready condition with 3 bedrooms, 3 full baths, office space, 1st floor laundry and an attached 2 car garage



LIVE ONLY

2548 County Road 1075, Perrysville

WWW.RES.BID - 833.765.3737



AUCTION SERVICES

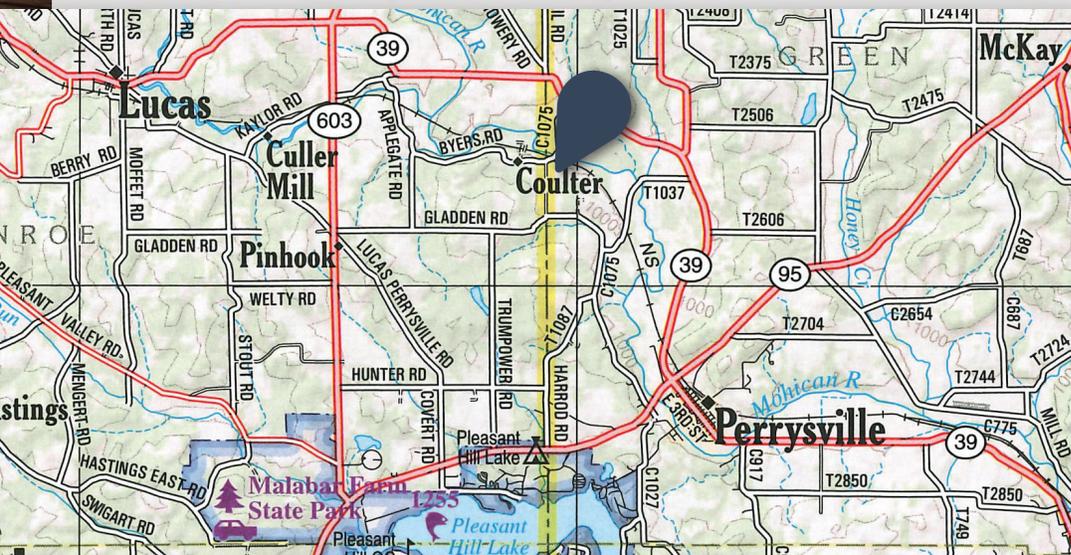
**TRANSFORMED FROM AN OLD FARMHOUSE TO A STUNNING MODERN RETREAT THROUGH EXTENSIVE RENOVATIONS, THIS PROPERTY OFFERS A RARE OPPORTUNITY THAT SHOULDN'T BE MISSED. THERE ARE MEMORIES TO BE MADE HERE THAT WILL LAST A LIFETIME, BECKONING YOU TO SEIZE THIS REMARKABLE OPPORTUNITY.**



The first floor master suite features a walk-in closet and a luxurious shower with three shower heads. With its spacious kitchen, this home provides the perfect setting for culinary creativity and entertaining, giving the buyer plenty of space to craft meals and host memorable events. Sleek countertops, all complemented by top-of-the-line appliances, enhancing the kitchen's functionality and style. The basement offers the potential for additional living space, making it perfect for customization to suit your needs. This home has undergone a comprehensive renovation from top to bottom, including

upgrades to electrical, plumbing, and heating/cooling systems, expansion of the basement, and cosmetic enhancements, ensuring a modern and functional living space.

Outside, a covered front porch and a concrete stamped covered porch on the side of the house provides an ideal spot for outdoor entertainment or watching the sun set on an evening night. With its partially fenced and spacious yard, there's ample room for outdoor activities, from family gatherings to enjoying livestock and 4-H projects. The 2-car oversized garage ensures plenty of parking and storage space. Enjoy the benefits of the thoroughly crafted landscaping that not only enhances the visual appeal but also requires minimal maintenance, allowing you to spend more time enjoying your outdoor space hassle-free.



**Taxes/legal:** Ashland County Parcel Number B05-018-0-0007-00 is located in Loudonville-Perryville School District and Green Township. The current annual tax is \$163.62 and will be prorated to the date of closing.

**Terms:** The successful purchaser will be required to make a nonrefundable down payment of 10% at the conclusion of 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. All desired inspections need to be completed prior to bidding. The propane tank is leased and will be up to the buyer to continue the lease. Additional details are available at **WWW.RES.BID**

The buyer will be responsible for supplying a new propane tank.

**Andy White, 419-651-2152 – Mary Hartley – Brock Rader  
Drew Turner – Seth Andrews, Broker**

