

Anderson



Country Real Estate Offering Home, 10 Acres, Woods & More!



Between Troy & Piqua, Ohio

Locates at 4478 N. Piqua Troy Rd. From I-75 take Exit 78, then north on Co Rd 25A, then east on Peterson Rd, then south on Piqua Troy Rd to sale site.

THURSDAY, OCTOBER 7, 2021

TIME: 5:00 PM

REAL ESTATE ONLY



REAL ESTATE: Broadview Farm has been home to Linda Anderson's family since 1904. The property offers a 2 story, 10 room, Victorian home, detached garage, livestock barn and chicken coop on 10 acres w/ western frontage on the Great Miami River. The site has a mix of homesite, pasture, tillable ground and woodland. You'll enjoy the attractive grounds, large rooms & tall ceilings, but will need to accept the challenge of updating this Staunton Township, Miami County residence. Call now to see this home and receive the highlight sheet, a bidder's packet and information on buying real estate at auction. *The possibilities are only limited by your vision. The opportunity is yours.*



NOTES:

Parcel ID K30-001400

- Three Porches - Detached Garage- Livestock Barn- Large Chicken Coop - Two Vintage Grain Bins - Large Barnyard - Fenced Pasture
- Nine Foot Ceilings - Large Rooms - Decorative Fireplace - Multiple Bay Windows - Two Interior Stairways



TERMS & CONDITIONS:

The real estate is selling free of appraisal subject to confirmation w/ \$25,000 down required day of auction & the balance due within 30 days. Plan now to become a ready, willing & able buyer. You may view this country home by attending open house or through private showings by contacting Jerry Stichter, Auctioneer-Realtor, with Garden Gate Realty. Call today or go to www.stichterauctions.com

~ Call for an appointment to view this property!

LINDA ANDERSON, OWNER

**Joseph A. Chrisman & Pam Bartel,
Co-Powers of Attorney**



JERRY STICHTER
AUCTIONEER
REALTOR - APPRAISER



Jerry Stichter Broker Associate of Garden Gate Realty



937-216-9878

www.stichterauctions.com

