

ONLINE ONLY AUCTION

STARTS: THURSDAY, FEB. 27, 2025, 12:00 PM
ENDS: TUESDAY, MARCH 4, 2025, 12:00 PM



INVESTMENT
PROPERTY



REAL ESTATE

Attention investment buyers! Take a look at this three-bedroom handyman home and extra lot with water & sewer. Home featuring living room with hardwood floors, kitchen, dining room, family room with beamed ceilings, stone fireplace w/ wood burning insert and door to back patio. Three bedrooms w/ hardwood floors and full bath. Full basement w/ 100-amp electric breakers, gas F/A heat and full bath. Two-car attached garage. Home has been vacant for some time and will need some major renovations. South walls in basement will need repairs. Home is currently on septic and public water. Buyer will be required to hook into sewer. 1,348 sq. ft. living area on main level. Extra adjoining 88'x120' lot with sewer hook-up goes with. Half year taxes are \$474.13 for both parcels. Any mineral rights owned by seller to transfer. For more information or how to bid contact auctioneer. Hope open for viewing Monday, March 3, 2025, 4:00-6:00 PM & Tuesday, March 4, 2025, 9:00-11:00 AM.

TERMS ON REAL ESTATE

20% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.

AUCTION BY ORDER OF

Morgan Staley, Administratrix of the Scott R. Shepherd Estate, Carroll Co., Probate case #20241058 & Vanessa E. & George West

HANDYMAN RANCH HOME W/ EXTRA LOT

Loudon Twp., Carroll
County, OH

6225 LEE CIR. SE,
AMSTERDAM, OH 43903



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details, including
directions.

All sells to settle
the estate online
only.