

ABSOLUTE AUCTION

SATURDAY, APRIL 26, 2025, 11:00 AM
ONSITE AUCTION WITH ONLINE BIDDING



FARMHOUSE W/ BARN & POND ON 18+ ACRES
To Be Offered In 2 Parcels & Entirety

Mostly Wooded,
Nice Country Setting
6 Acres Vacant Land Parcel
Baughman Twp., Wayne Co.,
Greene LSD

6289 BLACK DIAMOND RD.,
NORTH LAWRENCE, OH

Real Estate: The farmhouse, built in 1925, has an eat-in kitchen, living room and full bathroom on the main floor. Second story has 3 bedrooms and one half bath. Basement laundry. Solar panels on home are in need of repair. Fuel oil furnace and central A/C. 36' x 28' barn built in 1925. Ideal country setting overlooking the pond!

To Be Offered As Follows:

Parcel #1: 12.44 acres with farmhouse, barn, and (2) ponds. Mostly wooded. Wayne Co. parcel #02-00281.000.

Parcel #2: 6 acres partially cleared, mostly wooded parcel. Wayne Co. parcel #02-00271.000.

Home will be open 2 hours prior to bidding auction day.

Parcels will be offered separate then together through our multi-par system and will sell whichever way they bring the most. Buy one or both! Ask auctioneer on how to use your current property to buy this one!

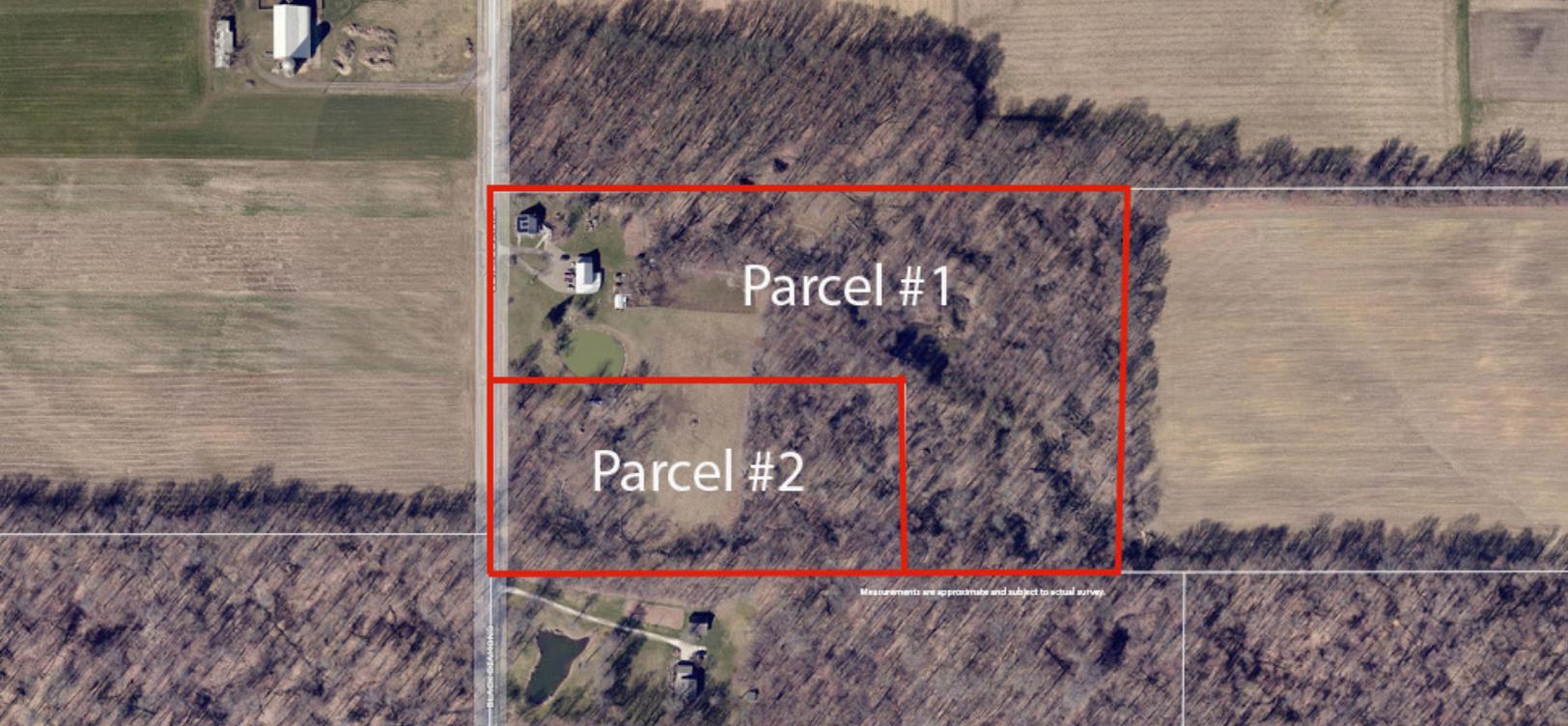
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Information is believed to be accurate but not guaranteed.
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Scan for auction details, including directions.

Absolute Auction.
All sells to the highest bidders on location.



Terms On Real Estate: 10% 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. Property to be offered as a Multi Par auction and sold whichever way it brings the most.



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