

ABSOLUTE AUCTION

SATURDAY – FEBRUARY 3, 2024 – 10:30 AM



LIVE AUCTION WITH ONLINE BIDDING

Good Two-Story,
Three-Bedroom
Home With Detached
Garage

26922 ST. RT. 172,
EAST ROCHESTER, OH 44625

Vinyl siding, shingle roof, updated replacement windows – 1,568 sq. ft. two-story home with full basement – nice country lot – new vinyl laminate floor in kitchen, bath, and living room. Nice appliances, stove, refrigerator, washer, and dryer to transfer. 3 large bedrooms up with oak woodwork and open sitting area. Full bath with tub and shower. Oak kitchen, enclosed side porch, storage room and office or den. Covered front porch & rear deck. Divided basement. 2010 36 X 24 steel-sided pole garage with overhead door. Nice country views. Taxes \$497 per half year. Shown by appointment. Move in ready, nice!

Drilled well and sub pump, On-lot septic, Added electric heat pump & air to oil furnace in 2015, Stove & refrig approx. 2 years, Washer & dryer 4 years ago, New laminate kitchen, living room, bath this year, Vector security & fire alarm, Replacement vinyl windows approx. 2012, Softener approx. 3 years - Better check it out.

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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 bidder 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.

AUCTION BY ORDER OF
Todd & Alison Williams



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REALTORS
AUCTIONEERS
ADVISORS

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