

# ABSOLUTE AUCTION

SATURDAY, NOVEMBER 16, 2024, 10:30 AM  
REAL ESTATE SELLS FIRST



REAL ESTATE



## 36-ACRE FARM

10076 ANDORA RD. NE,  
EAST ROCHESTER, OH 44625

### LIVE AUCTION WITH ONLINE BIDDING

#### AUCTION HIGHLIGHTS

- Three Or Four Bedrooms
- 2.5 Bath
- Brick Ranch Home & Pole Barn
- Offered In 5 Parcels & As Unit Multi Par
- Augusta Twp.
- Carroll Co.

#### Also Selling

- Misc. household

#### REAL ESTATE

36.25 rolling acres with 1,568 sq. ft. brick ranch built in 1979 and 32 X 60 pole building built in 1981. Buildings have nice set back off the road. Home has attached two-car garage, covered front porch and rear deck. Open floor plan with original kitchen, dining room and living room. Master bedroom with private shower bath. Two additional bedrooms and full bathroom. Full walkout basement with finished family room having brick hearth, wood burning stove and access to patio. Guest bedroom with built-in cabinetry, laundry room, and half bath. Fruit cellar under front porch and utility room. Propane forced-air furnace and Hitzer wood burner. 200-amp breaker electric. Septic and well. Good home, ready for updates. Pole building has T-III siding, steel roof, electric and four horse stalls. Call and make an appointment to view the home. Property offered in parcels and as a whole. Divided as follows:

Parcel #1: 8.2 acres with buildings previously described, 281+ ft. frontage. Gorgeous setting.

Parcel #2: 7.2 acres with 985+ ft. frontage. Mostly tillable

Parcel #3: 7.8 acres with 100+ ft. frontage. All tillable

Parcel #4: 6.8 acres with 100+ ft. frontage. All tillable

Parcel #5: 6.2 acres with 60+ ft. frontage. All tillable

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Information is believed to be accurate but not guaranteed.  
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Absolute Auction.  
All sells to the highest bidders on location.

**TERMS ON REAL ESTATE**

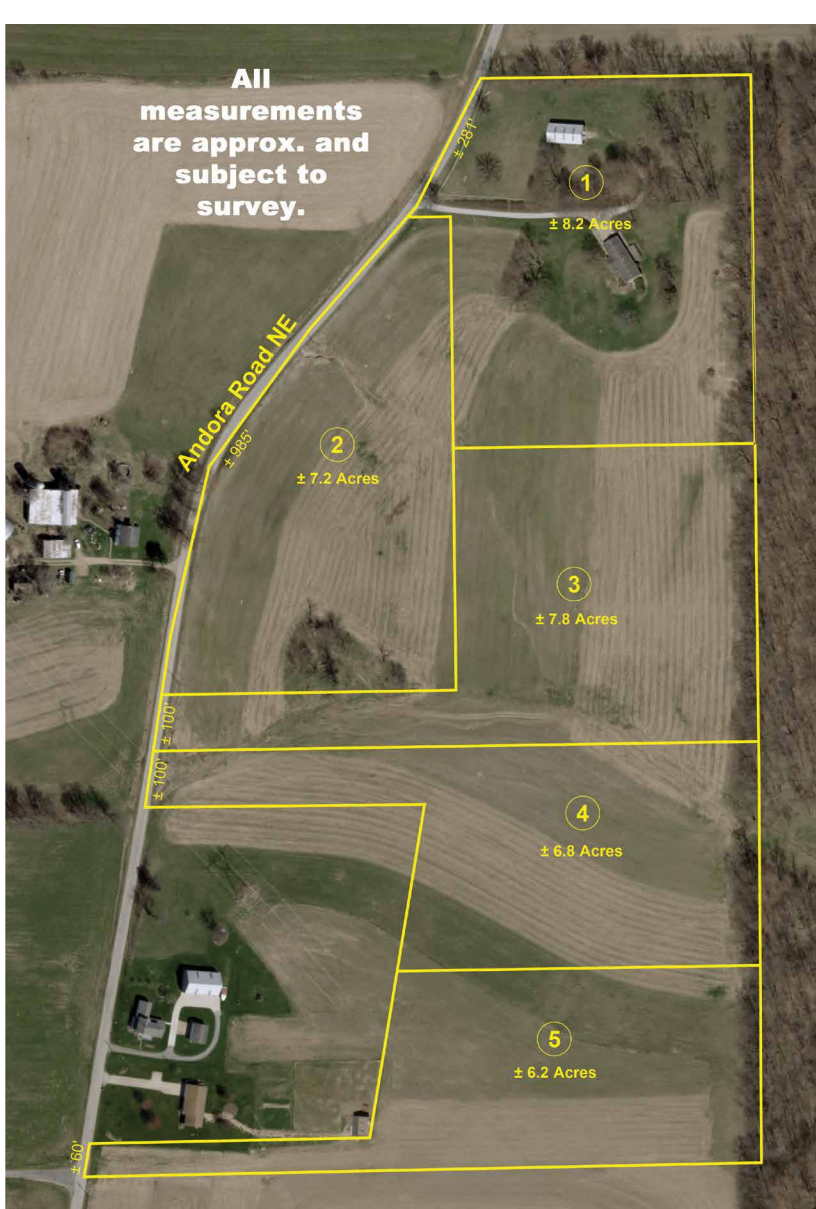
10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed. Property to be offered as a Multi Par auction and sold whichever way it brings the most. Gas and oil rights do not transfer.

**ALSO SELLING**

Misc. household; electric reclining lift chair; side table; lamp; dishes; old John Deere lawn tractor for parts; wheelbarrow; etc.

**TERMS ON CHATTELS**

Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card accepted. 4% buyer's premium on all sales; 4% waived for cash or check when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.



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