



AUCTION

LEADING THE INDUSTRY SINCE 1945

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TUESDAY – DECEMBER 7, 2021 – 5:00 PM

Ranch Home On 10+ Acres W/ 30'x40' Garage Pole Building

LOUDEN TWP. – CARROLL COUNTY – EDISON LOCAL SCHOOLS

Absolute auction, all sells to the highest bidder. Location:

8232 Oakdale Ave. SE, Amsterdam, OH 43903

Directions: Take Rt 43 south of Carrollton and Rt 9 or take Rt 43 just north side of Amsterdam, OH to Oakdale Ave. and east to address.

REAL ESTATE features a 2,052 SF home with up to 5 bedrooms, kitchen, dining room, living room and utility room on main level. Basement was starting to be divided and finished but not completed. 30'x40' detached pole building/garage with electric. 14'x24' storage shed. Drilled well water and septic system. Home needs some cosmetic repairs to walls and ceilings. Quiet setting with land to play or hunt. Home built in 2003 and building in 2015. \$1,010.38 half year taxes.

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.



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