

**3 BEDROOM HOME ON 1.02± ACRES**

# REAL ESTATE AUCTION

**BEAUTIFUL CORNER LOT • GREAT LOCATION**

**APPLE CREEK, OHIO**

**WAYNE COUNTY**

**EAST UNION TWP.**

**SOUTHEAST LSD**



**TUESDAY, JUNE 9TH • 6:00PM**

Selling on Location at 4830 Mt Hope Rd. Apple Creek OH 44606. From Kidron take Emerson Rd west to Mt Hope Rd. Property will be on left.

**PRESENTING AT AUCTION:** A beautiful 1.02 acre corner lot just west of Kidron with a 2005 model 3 bedroom manufactured home. Water is supplied by a good Artesian well. Improvements include a new septic installed in 2018, an attached back porch and outbuildings. This affordable property has many options as your home in the country, an income producing rental, or would make an excellent lot for a small business with frontage on both Emerson and Mt Hope Rd.

**TAXES AND LEGAL:** Located at 4830 Mt Hope Rd Apple Creek OH 44606; Wayne County Parcel #27-00268.000, East Union Twp.; Southeast LSD, consisting of 1.02 acres. Real Estate Taxes are currently \$247.99 for per half year and mobile home taxes are \$275.00 per half year and will be prorated at closing. Seller will provide a warranty deed and certificate of title and offer to split the cost of an Owner's title insurance policy, mineral rights transfer subject to leases of record.

**TERMS:** A nonrefundable down payment of 10% of the purchase price is required from the successful purchaser at the auction with balance due at closing in 45 days. All inspections need to be made prior to the auction.



**OPEN HOUSE**

**Tuesday, May 26th • 6pm**

Meet James Mast at the Property  
for More Information or Call  
**330-317-3539 For Private Viewing**

**RES**  
**AUCTION SERVICES**

*Real Estate & Equipment Specialists*

**Seller: John Miller**

**James Mast, Auctioner**  
**330-317-3539**

**Seth Andrews, Broker**

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