

BRICK HOME & 7.84+/- ACRES

ONLINE ONLY ABSOLUTE AUCTION

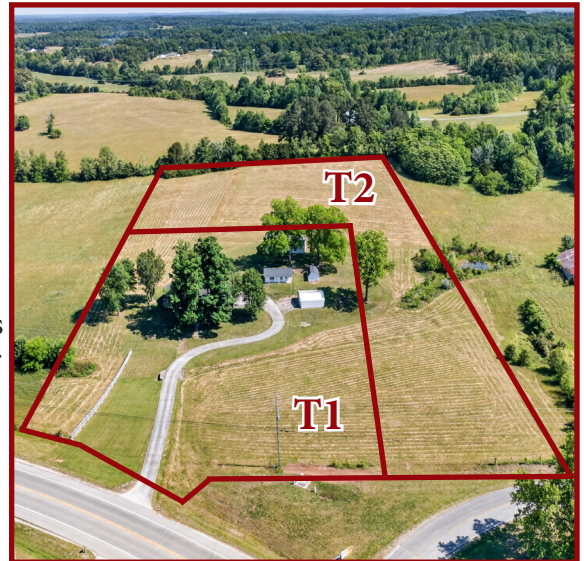
BIDDING ENDS TUESDAY • JUNE 30 • 12 NOON



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Discover the possibilities with this attractive country property featuring a brick home, multiple outbuildings, and 7.84± acres of land. The property will be offered in 2 tracts, providing buyers the flexibility to purchase an individual tract or the property as a whole. The home offers 1,554± square feet of living space and includes 3 BR and 2 BA.

A functional layout, attached carport, and peaceful setting make this home well-suited for everyday living or investment potential. Complementing the home are several useful improvements, including a 30' x 50' pole barn that provides ample space for equipment, vehicles, storage, hobbies, or workshop use. Two additional storage sheds and a detached metal garage offer even more room for tools and outdoor equipment. **Tract 1** consists of 2.83± acres and includes the brick home, attached carport, pole barn, and storage sheds. **Tract 2** offers 5.01± acres of additional land, presenting opportunities for agricultural, recreational, or future use. Whether you're looking for a comfortable home with acreage, valuable outbuildings, or additional land, this property offers a variety of possibilities in a desirable rural setting.



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Terms: 10% Buyer's Premium. 20% Deposit at conclusion of sale, with balance due in 30 days. Current Years Taxes Pro-Rated. Possession with Deed. Home built prior to 1978, buyer to sign a 10 day waiver on inspection for lead based paint. All Property selling "As Is, Where Is" both surface and subsurface with no warranties. Bidders should complete their own due diligence prior to the sale. Announcements & Updates Take Precedence Over All Other Advertising.