

ONLINE ONLY



A very well cared for 1 owner brick ranch home nestled on 9 acres. This home features a large living room, dining room, kitchen, solarium, laundry, 3 bedrooms, and 1.5 baths on the main floor. The full walkout basement features a very cozy family room with brick woodburning fireplace, office, utility room and a 2-car garage. Utilities to the home include spring water, septic, natural gas forced air heat, central air, 400-amp electric with backup generator hookup. The home has been well maintained and features a new roof. The acreage offers wooded and open areas with building sites and mature trees. Plenty of room for hunting or livestock. Do not miss this opportunity to purchase a great home in a convenient location.

Parcel 1: 2 acres with 280' Frontage. Includes Brick Ranch Home
Parcel 2: 7.1 acres with 130' Frontage. Open & Wooded

Real Estate Terms: 10% Buyers Premium. 10% nonrefundable down payment day of sale with the balance due at closing. No financing or other contingencies, property sells "AS IS". Any required inspections must be completed prior to bidding. Sellers to transfer any and all owned mineral rights. Property sells subject to all articles of record. Announcements day of sale take precedence over all previous advertising and statements. Auction will be offered in various amalgamations, including as individual parcels or lots, combinations of parcels or lots, and all parcels or lots. Contact agent for the sale order pertaining to this auction and or see sale order addendum day of sale for more details. Note each sale has a specific order, some and or all terms may apply, contact agent for details. Visit Kaufman-auctions.com for full online bidding terms. **Legal:** Parcel #71-01055-000 in York Township of Tuscarawas County and the New Philadelphia SD. Taxes per half year are \$1,426.

Auction by order of: R. Dean Swaldo



Kaufman
Realty & Auctions



CURT YODER

2848 Stone Creek Rd. SW, New Philadelphia, OH 44663

FINE COUNTRY LIVING

9.1 Acres | York Township | Tuscarawas Co. | 2 Parcels
1 Owner Brick Ranch Home | 3,000 Sq. Ft. Living Area
Finished Basement | 3 Bedrooms – 1 ½ Baths
Open & Wooded Acreage | Mature Timber



Begins Ending: Tuesday, November 24th, 6:00 PM

Open for Inspection: Thursday, November 12th, 4:00 to 6:00 PM

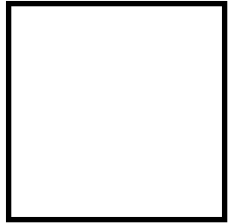
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Address:

2848 Stone Creek Rd. SW, New Philadelphia, OH 44663

GPS:

40.438181, -81.525993

Directions:

From I-77 (exit 81) & US RT 250 in New Philadelphia, take Stone Creek Rd. south 3.1 miles to property. From I-77 (exit 73) in Stone Creek, take Stone Creek Rd. north 5.6 miles to property. Signs Posted.

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Curt Yoder | Realtor, Auctioneer
330-204-2447 | curt@kaufmanrealty.com

