

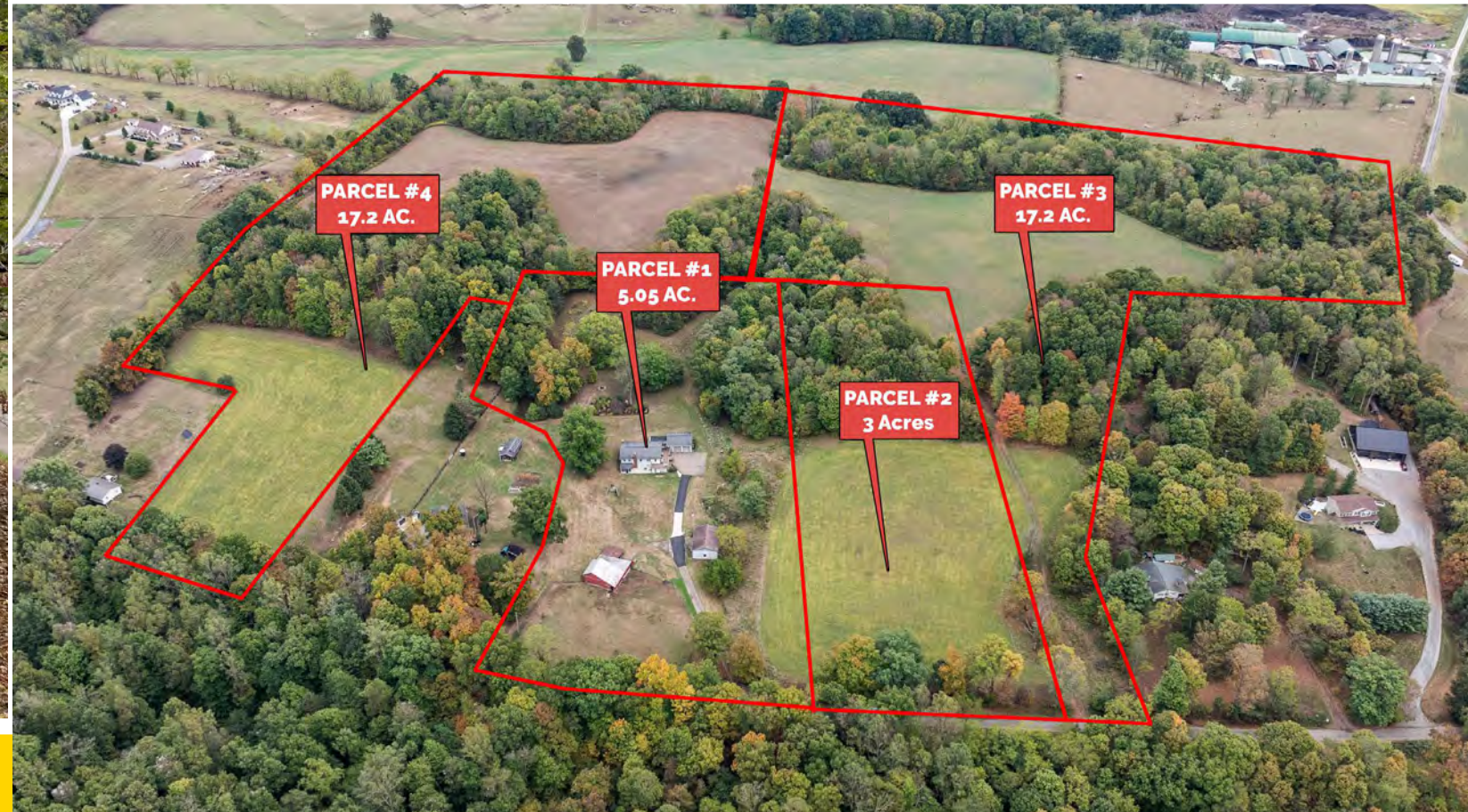


ABSOLUTE AUCTION

TUESDAY, OCTOBER 29, 2024, 6:00 PM



REAL ESTATE



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42 ACRES IN 4 PARCELS

Tuscarawas Co.,
Wayne Township,
Dundee, OH

8817 CEMENT BRIDGE RD. NW,
DUNDEE, OH 44624

LIVE AUCTION WITH ONLINE BIDDING

AUCTION HIGHLIGHTS

- Parcel #1:
 - Move-In Ready Ranch Home
 - 5.05 acres, mostly open w/ some woods
 - Outbuildings
- Parcel #2: 3 acres open and wooded
- Parcel #3: 17.2-acre hideaway
- Parcel #4: 17.2-acre hideaway
- Conveniently located just minutes from Dundee, Trail and Wilmont



Scan for auction details, including directions.

Absolute Auction.
All sells to the highest bidders on location.



REALTORS
AUCTIONEERS
ADVISORS

Information is believed to be accurate but not guaranteed.
KIKO Auctioneers



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**OPEN HOUSE AND ATV TOURS:
OCTOBER 22ND AND 24TH, 4:00-6:00 PM**

REAL ESTATE

Exciting opportunity! 42.238 acres offered in 4 parcels. Conveniently located just minutes from Dundee, Trail and Wilmont. This property includes a blend of wooded and open land, gently rolling topography, good elevation and countryside views. Improvements consist of a move-in ready ranch home featuring 3 bedrooms, two full baths with walk-in showers. The great room includes a kitchen, family and dining area, cathedral ceilings and many custom farmhouse undertones. The 4 seasons room attaches to a wraparound composite deck, rear concrete patio and 2-car attached garage. Full walk out basement with laundry, wood burning fireplace, and loads of storage space (easily abatable to a multitude of uses). Home has gas furnace (free gas per lease), central A/C, septic, spring water, and 200-amp breaker electric. Outbuildings include a bank barn with pasture and a 28'x 40' shop with 12' ceilings, two overhead doors, gas and electric. Very charming property, many recent updates, all on a secluded county setting, come look it over for yourself! Tusc. County parcel #68-01204-000. Half year tax \$1,378 (in CAUV).

Parcel #1: 5.05 acres with home, outbuildings, mostly open w/ some woods, approx. 280' frontage, ideal hobby farm!

Parcel #2: 3 acres open and wooded, approx. 300' frontage, pending septic perc.

Parcel #3: 17.2-acre hideaway, blend of woods and tillable farmland, approx. 90' frontage, good elevation, prime future home site, existing farm lane.

Parcel #4: 17.2-acre hideaway, blend of woods and tillable farmland, approx. 205' frontage, good elevation, prime future home site, existing farm lane.

NOTE

Acreage and frontage subject to actual survey.

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.

**AUCTION BY ORDER OF
MCBE Properties LLC**

