



AUCTION

LEADING THE INDUSTRY SINCE 1945

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MONDAY – AUGUST 21, 2023 – 6:00 PM

6 Acres – Middlefield Twp. – Geauga Co.

**NO ZONING – ST. RT. 528 - NICE THREE-BEDROOM RANCH HOME WITH TWO-CAR GARAGE WITH POSSIBLE BASEMENT APARTMENT PLUS 64 X 32 SHOP IN REAR WITH THREE ROLL-UP DOORS & SEPARATE DRIVE
ONLINE BIDDING AVAILABLE**

Owners have relocated. Absolute auction, all sells to the highest bidders on location:

13991 MADISON RD., MIDDLEFIELD, OH 44062

Directions: Take Madison Rd. just 2 miles north of Rt. 87. Watch for KIKO signs.



Ideal for residence and business. Could be divided. Home has updated beautiful applianced kitchen, family room with WB fireplace, new bath, three bedrooms, nice hardwood oak floors, replacement windows, two-car garage plus full basement with possible apartment with steel studded two-bedroom apartment with new bath, fireplace, steel roof. Nice set back and good drive. 32 X 64 block-foundation shop building off separate drive with 3 overhead doors, concrete, stone parking area. 6 acres all mowed plus topsoil. Lots of photos on website. Call for appointment.

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.

Auction By Order Of:
Thomas Dudinsky



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