

# ABSOLUTE AUCTION

FRIDAY - MARCH 8, 2024 – 1:00 PM



REAL ESTATE



## WELL-MAINTAINED RANCH HOME Overlooking Ohio River

37005 STATE ROUTE 7  
SARDIS, OH 43946

### LIVE AUCTION WITH ONLINE BIDDING

HOME WILL BE OPEN AUCTION DAY  
STARTING AT 10:30 AM

#### AUCTION HIGHLIGHTS

- One Family Owned
- Lee Twp.
- Monroe County
- Switzerland Of Ohio Schools

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Information is believed to be accurate but not guaranteed.  
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Scan for auction details, including directions.

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



Exciting Opportunity overlooking the Ohio River! Well maintained 3-bedroom ranch home with garage situated on .4-acre lot. Scenic wrap around porch. Main level features an appliances kitchen, first floor laundry, dining room, living room, 3 bedrooms, full bath and added sunroom. Full walk-out basement with an attached one-car garage, workshop, and half bath. Updated electric, plumbing and steel roof. This home has three different sources of heat including gas forced air furnace w/ wood burning option and mini-split electric heat/AC units throughout the home. City water and private septic. Home equipped with a whole-house Generac backup generator. All mineral rights owned by seller to transfer. Monroe County parcel #11022058.1000. Real estate taxes \$418/half. Real estate is an investment you can enjoy.

### 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  
Andrew P. Figel



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