

BRICK RANCH HOME ON 11 ACRES – CONTENTS

1478 CHERRY RIDGE DR. SW
SUGARCREEK, OH 44681



Kaufman

Realty & Auctions

(330) 403-4036

www.KaufmanAuction.sale

PO Box 422, Sugarcreek, Ohio 44681

MarkNet
ALLIANCE



TERMS: 10% nonrefundable down payment day of sale with the balance due at closing. No Contingencies. Offered in parcels and/or combination. Buyer to pay \$500 per surveyed parcel. Acreage & frontage amounts are approximate and subject to final survey. Announcements day of sale take precedence. Sells "As Is" to the highest bidder.

Absolute Weaver Trust Auction

WEDNESDAY, SEPTEMBER 6, 2017 – 4:00 PM

BRICK RANCH HOME ON 11 ACRES – CONTENTS

11.322 Acres - 2 Parcels

Sugarcreek Township

Village of Sugarcreek

Tuscarawas County

Brick Ranch Home

4 Bedrooms & 3 Bathrooms

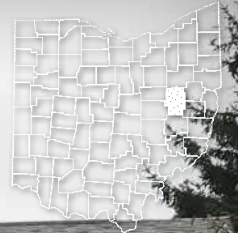
Beautiful Rolling Acreage

Building Sites

Land Development Potential

Household Contents & Tools

1478 Cherry Ridge Dr. SW
SUGARCREEK, OH
Tuscarawas County



Absolute Weaver Trust Auction

WEDNESDAY, SEPTEMBER 6, 2017 – 4:00 PM

Directions: From Sugarcreek take SR 39 west to Cherry Ridge ½ mile to property. From Walnut Creek take SR 39 east 3 miles to TR 420, south .1 mile to CR 140 (Cherry Ridge), turn east 1 mile to property. Signs Posted.

Wonderful country offering with a good brick home, plenty of acreage for elbow room, all conveniently located only minutes from Sugarcreek or Walnut Creek. This home, built in 1966, features an all brick exterior along with a large Schrock's kitchen and dining area, living room, master bedroom with full bath, 3 additional bedrooms, full bath, plenty of closets & storage, and a one car attached garage on the main floor. The full walkout finished basement features a spacious family room with brick fireplace, summer kitchen, laundry room with full bath, 3 seasons sun room, and a 2 car garage. Utilities to the home include gas forced air heat and electric heat, central air, public water & sewer, central vac, and a Generac whole house backup generator system. The lot features mature landscaping, concrete driveways and beautiful views. The vacant acreage is partially wooded with excellent development potential or building sites. If you want a ranch home on just a couple acres, or you want an 11 acre private estate, or you're a developer looking for acreage this auction is a great buying opportunity for you. Real Estate Sells at 6:00 PM.

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Legal: Parcel #5801307000 in Sugarcreek Township of Tuscarawas County and the Garaway LSD. Taxes per half year are: \$1,494.13

Parcel 1: 2.3 Acres w/ 252' Frontage. Includes Brick Ranch Home.

Parcel 2: 8.7 Acres w/ 60' Frontage. Beautiful rolling land with development potential.

Household – Collectibles: Sharp microwave; Maytag Washer & Dryer; GE electric Stove; GE refrigerator; Electrolux sweeper; Hoover upright sweeper; Chrome table & chairs; sofa; swivel rocker; recliner; wooden rocker; Replica car collection with boxes – Classic Collections Series; misc. household not listed;

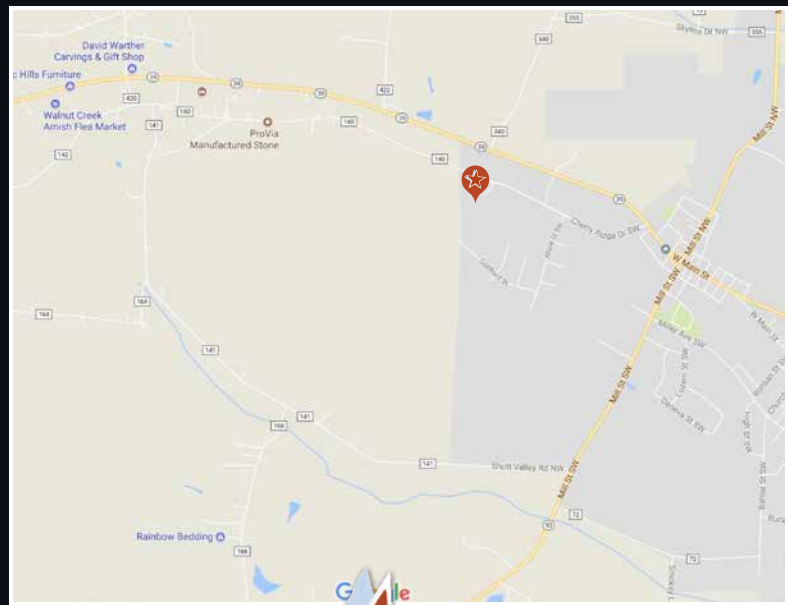
Lawn Mower – Tools: Cub Cadet 1440 w/ bagger; SpeedAire air compressor; Homelite chain saw; weed eater; tree trimmer; wooden ladder; lawn cart; lawn & garden tools; wrenches, socket sets, and other tools; tool boxes; bench vice; bench grinder; Holland Grill; many misc. tools not listed individually.

Terms: Cash – Check – Credit accepted with proper ID. 3% buyer's premium; waived with cash or check.

Lunch Stand

Auction by order of:

Dennis & Loretta Weaver,
Revocable Living Trust, Loretta Yoder, Trustee



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