

AUCTION

SATURDAY, FEBRUARY 1, 2025, 11:00 AM
OPEN HOUSE AUCTION DAY AT 9:00 AM



REAL ESTATE



BRICK HOME ON 2.08
ACRES W/ POND
BRICK RANCH HOME
ON 3 ACRES
24.4 ACRES TILLABLE &
WOODED LAND

5809 WESTBROOK ST. SE,
MAGNOLIA, OH 44634

LIVE AUCTION WITH ONLINE BIDDING

AUCTION HIGHLIGHTS

- Brick Two-Story Home On 2.08 Acres With Pond
 - Generac Backup Generator
 - Covered Front Porch Overlooking Pond
 - Attached Oversized 2-Car Garage
- 24.4 Acres Tillable and Wooded Land
- Brick Ranch Home On 3 Acres With Pond
 - Attached 2-Car Garage
 - Indoor Pool
- No Zoning
- Sandy Twp., Stark Co., OH, Sandy Valley LSD
- Offered Multi-par



Scan for auction
details, including
directions.

All sells to settle
the estate.

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Information is believed to be
accurate but not guaranteed.
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MLS



PARCEL #1:

Brick two-story home situated on 2.08 acres. Main floor has eat-in kitchen, dining room, living room & full bath. Second story has 4 bedrooms and 2 full baths plus laundry room. Good sandstone basement with gas furnace, breaker electric, central A/C, and Generac backup generator. Covered front porch overlooking pond. Attached oversized 2-car garage. Very solid and ready for updates. Home open auction day beginning at 9:30 AM.

PARCEL #2:

Approx. 24.4 acres. Frontage on Westbrook and Willowdale. Tillable rolling land with approx. 1/3rd wooded. Shared pond with neighbor.

PARCEL #3:

5811 Westbrook St. SE. Brick ranch home on 3.08 acres. Home has 2 bedrooms, 1.5 baths, living room with fireplace, maple kitchen. Attached 2-car garage. Lower level is partly finished and has indoor pool (needs work). Overlooking nice pond shared with parcel 2.

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

Gretchen S. Larrow, Administrator of the Rebecca J. Eyster Estate, Stark Co. Probate case #241334



PARCEL #3



PARCEL #1



PARCEL #2



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REALTORS
AUCTIONEERS
ADVISORS

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