

ABSOLUTE AUCTION

WEDNESDAY, MARCH 19, 2025, 5:30 PM



REAL ESTATE



AUCTION #1



AUCTION #1



AUCTION #2

- TWO HOMES
- COMMERCIAL OFFICE BUILDING
- 1.42 ACRES

3049 ALLIANCE RD. (RT. 183),
MALVERN, OH 44644

AUCTION HIGHLIGHTS

- Two Homes, One Completely Remodeled Inside
- Good Commercial Office Building
- Blacktop Parking
- 1.42 Acres With Sewer
- No Zoning
- Brown Twp.
- Carroll Co.
- Rental Income
- Offered In Parcels

Live Onsite With Online Bidding Available



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AUCTION #1. 3043 ALLIANCE RD.

Two-story home completely remodeled on the inside, new drywall, electric service, wiring, kitchen floors, carpet, shingle roof, windows one year ago. Main level with large eat-in kitchen, dining room, living room, main-level laundry and half bath. Second level with open hallway, two bedrooms and remodeled full bath. Wraparound porch. Full basement, new 200-amp electric service. FA heat, water well, county sewer. Detached approx. 28 X 32 two-car garage with water, electric plus a 16 X 24 addition, metal sided. Corner lot. .42 acres. Currently rented at \$850 month plus electric and sewer.

AUCTION #2. 3049 ALLIANCE RD.

Solid office building, built in 1979 with 2,124 sq. ft. All one level with front foyer entrance, (4) private offices, large open area, two restrooms, conference and meeting rooms plus utility room with breaker electric, FA heat, central air, sewer with water well. Currently rented at \$800 month plus electric and sewer. .82 acres.

AUCTION #3. 3073 ALLIANCE RD.

Good 1.5-story concrete stucco home with kitchen, dining area, family and living rooms, two bedrooms up. Full basement with modern furnace, updated 100-amp electric service. Detached garage. Sewer, water well, FA heat. Currently rented at \$500 month plus sewer and electric. .18 acres

NOTE:

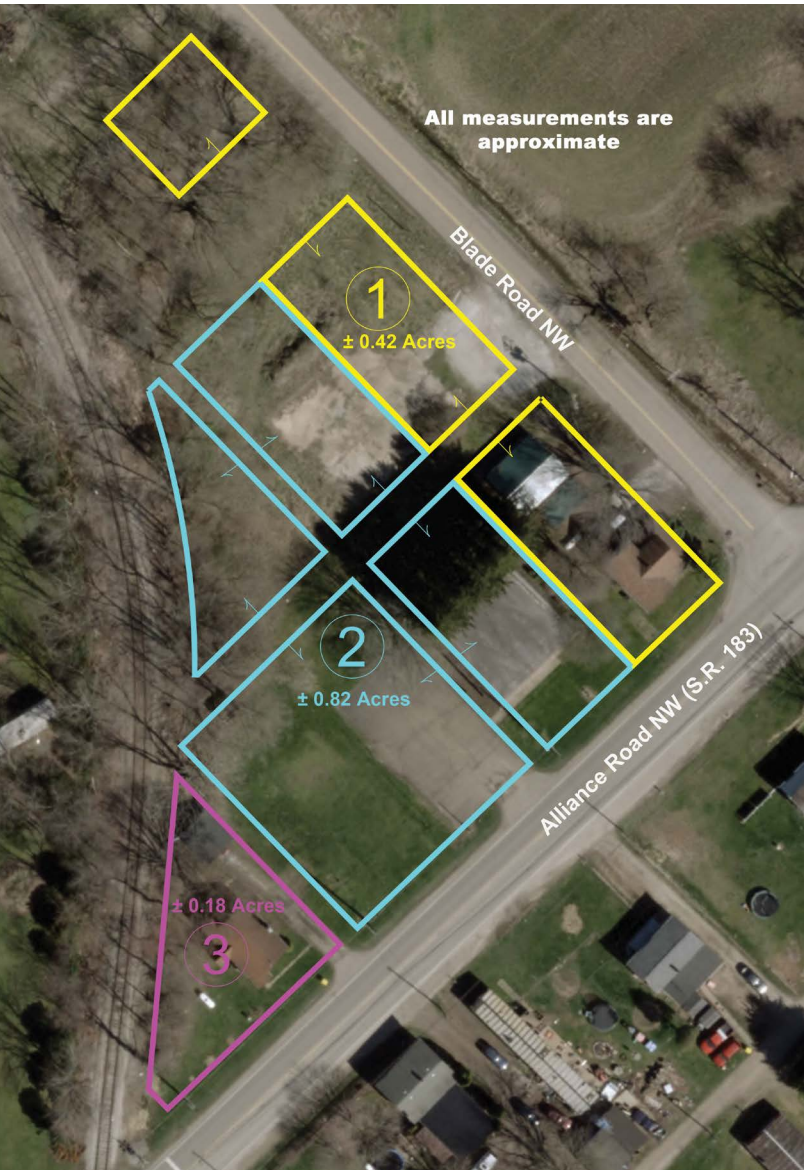
Home and building open auction day only at 4:00 PM.

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

Bill & Edna Mullet



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