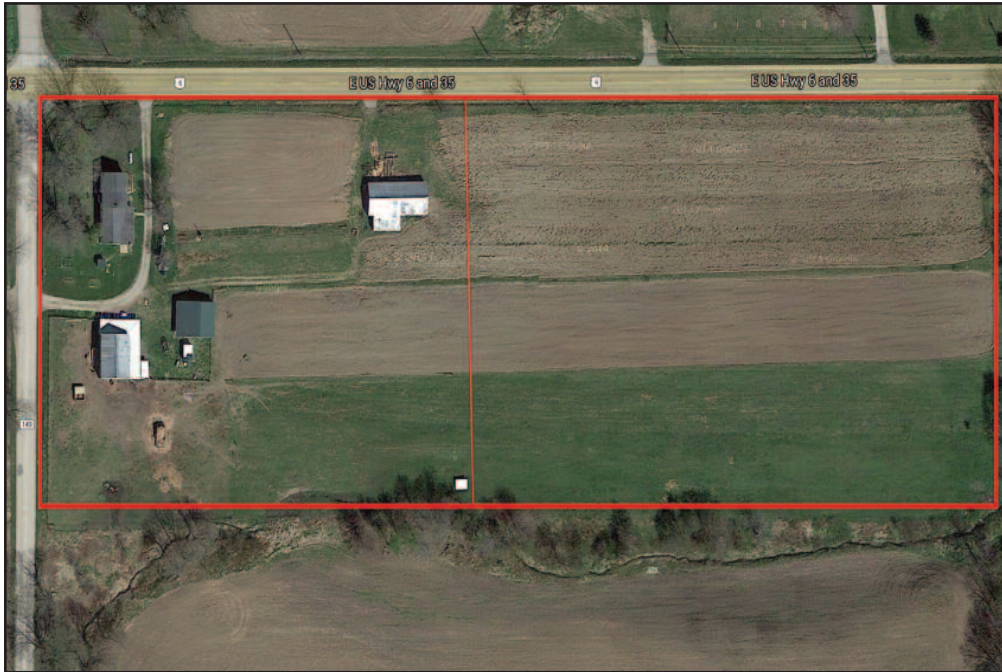


Hostetler Real Estate Auction

*5 Bedroom Home • Barn • 30' x 32' Shop • Sawmill Building • Chicken Coop • 10 Acres
2 Parcels • Cherry Valley Twp. • Ashtabula County • Pymatuning Valley Schools*



**Thursday,
August 6, 2015
6:00 p.m.**

Location:

*4500 US Rte. 6 An-
dover, OH 44093*

From Andover, OH take US
Rte. 6 west to auction

NOTE: All boundary indications shown are approximate, and superceded by actual survey markers and/or official government records. This is not a legal document.



Auctions, LLC • 330-473-9077
8080 T.R. 669 • Dundee, OH 44624



www.northwood.com

Hostetler Real Estate Auction • 10 Acres in 2 parcels

**5 Bedroom Home • Barn • 30' x 32' Shop • Sawmill Building • Chicken Coop • 10 Acres
2 Parcels • Cherry Valley Twp. • Ashtabula County • Pymatuning Valley Schools
Thursday, August 6, 2015 6:00 p.m. Location: 4500 US Rte. 6 Andover, OH 44093**



If you are looking for a home in the country with some acreage for animals, possibly a business or hobby farm, take a look at this one!

The home has five bedrooms and a nice-sized kitchen with good cabinets. In addition to the kitchen there is a pantry, living room, bathroom on the main floor. Four bedrooms are upstairs. Some replacement windows have been installed.

Outside, you'll find a nice 2-story barn with a cement block foundation, several box and tie stalls, plenty of room upstairs for hay and straw, and a lean-to for a buggy or other items. The 30' x 32' shop features a cement floor, (2) 10' sliding doors, a walk-through door 10-foot ceiling and metal roof.

Also included is a 30' x 60' sawmill building, an 8' x 12' chicken coop, grapevines, fruit trees, nice level yard and good shade trees.

Private well and septic, with a Honda motor attached to the water pump. Note: This one might take a little TLC to get it where you want it, but all the pieces are here, and the buildings are very solid.

Parcels: This property is being offered in two parcels: Parcel #1 includes 4.437 acres with all the buildings. Parcel #2 is a nice, level 5-acre lot with 544.5 feet of frontage on US Rte. 6.

Taxes/legal: Parcel #090120000603. Current taxes before any

splits are \$493.69 per half

Real Estate Terms: No Buyer's Premium – A 10% Nonrefundable down payment is due at the auction. The balance will be due at closing in approximately 60 days. Buyers will be charged \$450. per parcel for survey. *The property will be open for inspection one hour before the auction.* Announcements at the auction precede previous statements and ads.

Owners: Eli and Salome Hostetler



Auctions, LLC • 330-473-9077
8080 T.R. 669 • Dundee, OH 44624



www.northwood.com

Auctioneer/Realtor: Orus Mast 330-473-9077
Auctioneer/Realtor: Vernon Yoder 330-466-0520

For more photos visit www.NorthwoodAuctions.com