

# Wengerd Real Estate Auction

**Open House:** Monday April 10, 2023 • 5:00 - 7:00 pm

**Location:** 9401 Pleasant Hill Rd NW • Dundee, OH 44624

**Directions:** From Dundee, Ohio take SR 93 south 1.2 miles to Pleasant Hill Road, turn right to property

**3 Bedroom Home • Nice Barn • 2.5 Acres  
14' x 20' Storage Barn • 18' x 24' Garage  
Wayne Township • Tuscarawas County Garaway Schools**



This property is very clean and well taken care of and has been nicely updated. Updates include a nice set of kitchen cabinets, new floor coverings, most of the windows have been replaced, and the main floor has a fresh coat of paint. The kitchen, the pantry, the living room, the bath room, a sewing room/office or possibly a bedroom are on the main floor. There are 3 bedrooms upstairs and there is a full basement with an outside entrance included.

A very nice barn was built less than a year ago and features 4 box stalls, a wash bay, a tack room, and a storage room for your buggy, mowers or tools. Also included is a block garage with a cement floor and an overhead door. The 14'x 20' storage barn is like new and sells with the property. The home is heated with natural gas, has public water, and a private septic. **This is a nice country property in move-in condition!!**



## Terms:

A 10 % non refundable down payment is due at the auction. The balance will be due at closing in approximately 45 days. The property sells as is and subject to all articles of record. Announcements at the auction precede previous statements and ads.

**Owners:** Aaron W. & Rosie R. Wengerd

**Parcel #** 680047900 & 680047800

**Real Estate taxes** \$972.43/half year

## Auctioneers/Realtors

**Orus Mast 330-473-9077**

**Allen Mast 330-600-0754**

  
Orus  
Mast Auctions, LLC  
**330-473-9077**

  
**BERKSHIRE HATHAWAY**  
HomeServices  
Stouffer Realty

**www.NorthwoodAuctions.com**



# Wengerd Real Estate Auction

2.5 Acres, 3 Bedroom, Nice Barn, 18' x 24' Garage  
Wayne Twp. • Tuscarawas County  
Garaway Schools

Thursday April 19, 2023 • 6:00 pm

Open House: Monday April 10 • 5-7:00 pm



8080 TR 669 Dundee, OH 44624

**Auctioneers/Realtors**  
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