

# Wengerd Real Estate Auction

Thursday, November 21, 2024 - 5:00 pm

*Open House Tuesday, November 12 3:30 - 5:30 pm*

**Location:** 8176 Possum Hollow Road N. W. Dundee, Ohio 44624

From Dundee, Ohio take State Route 516 east to Nebraska Road turn right to Possum Hollow Road turn right to the property

**Nice Country Home - 30' x 48' Shop - 24' x 48' Shop/Barn Combo  
1.83 Acres - Fenced Pasture - Creek - Garaway Schools  
Wayne Township - Tuscarawas County**



**This Country Property is very clean and well kept!!**

The house features a kitchen with a beautiful set of cabinets & a dutch pantry, a nice sized living room, a large family room with a fireplace and a vaulted ceiling, the master bedroom and bathroom plus a second bedroom/ bonus room, a second bathroom plus an entryway with newer built in storage cabinets all on the main floor. The house also has a nice back porch and a walk out basement with a nice bright laundry room plus a canned food room. .

**The 30' x 48' Shop** is built on a concrete foundation, is insulated, has a concrete floor, gas heat, and a garage door.

An 8'x 12' storage barn and an 8'x 12' firewood building sell with the property.

**The Barn/Shop Combo** features 2 boxstalls, a water hydrant, and a loft for storage, on one end and a nice garage area on the other side. **Some nice upgrades** to the property include a new roof on the house in 2021, a solar system, natural gas, & some replacement windows. There is a fenced pasture included and a nice lawn and garden area plus a creek across the road .

**Enjoy affordable living on a quiet dead end road!**



**Auctioneers/ Realtors**

**Orus Mast 330-473-9077**

**Allen Mast 330-600-0754**



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



**BERKSHIRE HATHAWAY  
HomeServices  
Stouffer Realty**



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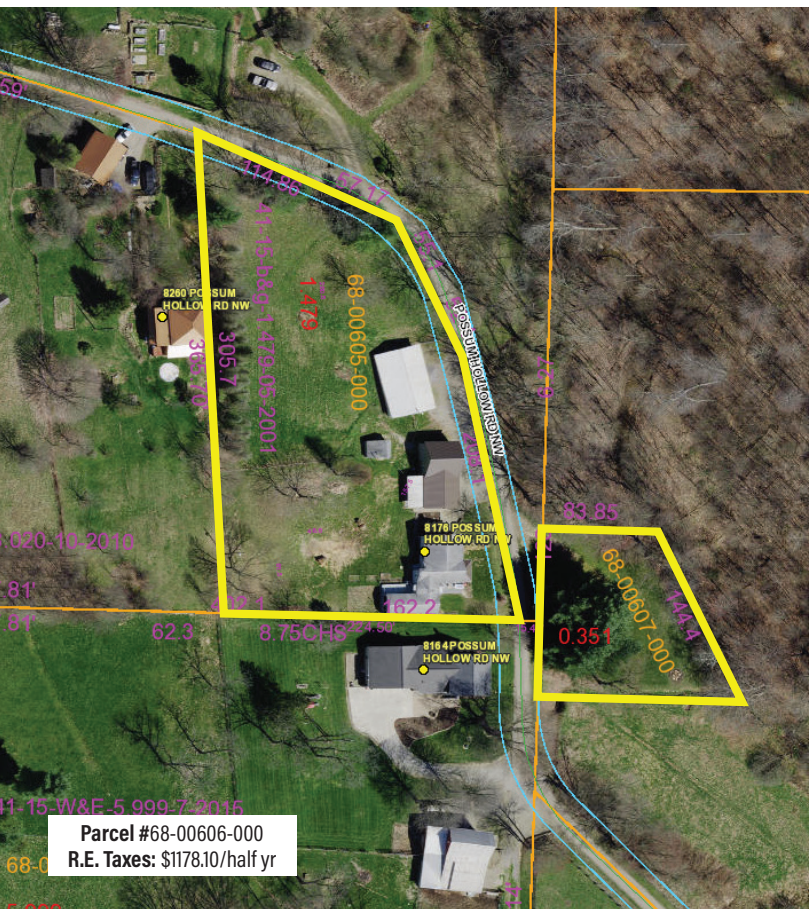
**Mast Auctions, LLC**  
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8080 TR 669 Dundee, OH 44624

## OPEN HOUSE

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### Terms

A 10% nonrefundable down payment is due at the auction. The balance will be due at closing in approximately 90 days. Possession will be given to the buyer on or before March 31, 2025. Announcements at the auction precede previous statements and ads.

**Owners: Marlin & Ruby Wengerd**

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