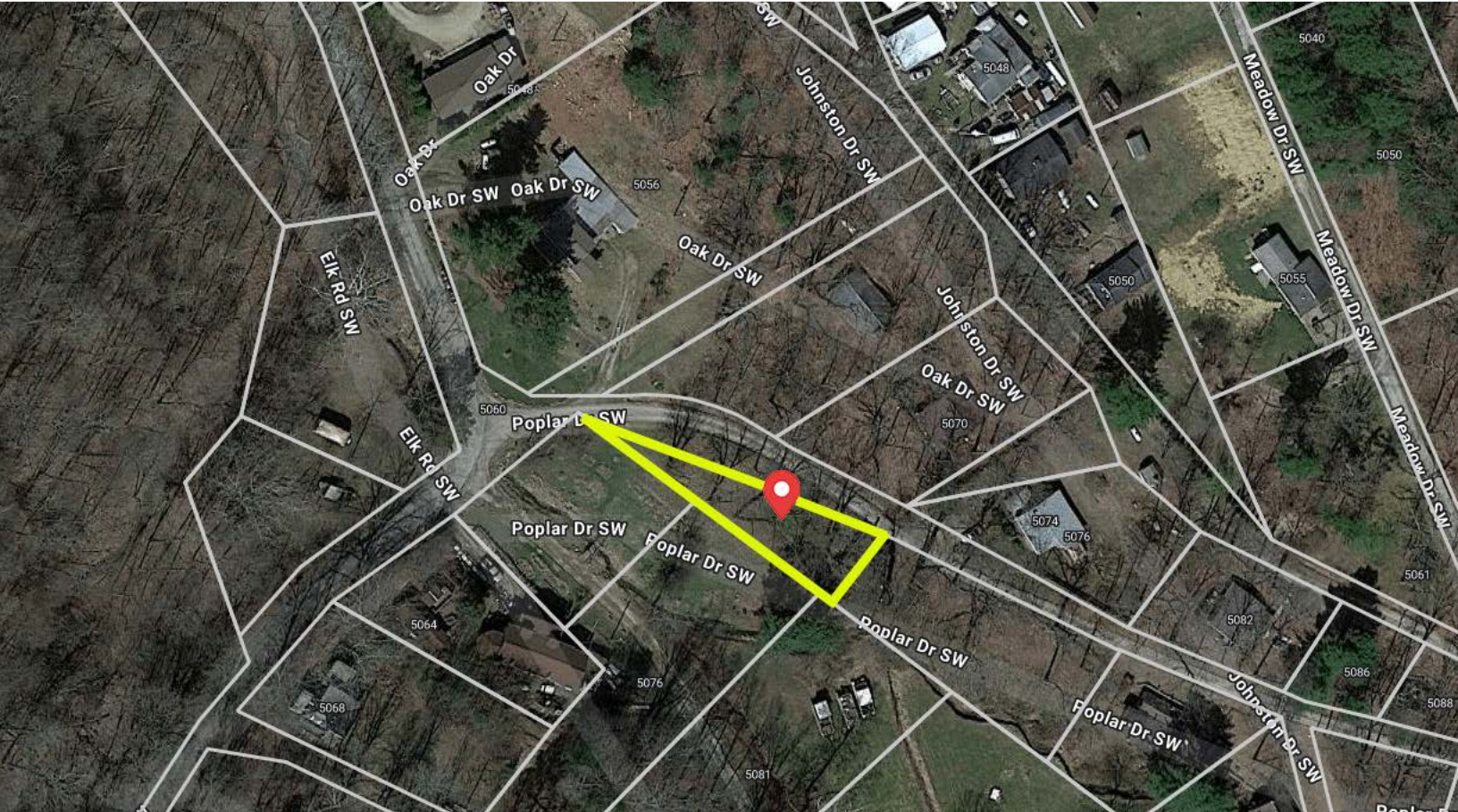


# ABSOLUTE AUCTION

STARTS: FRIDAY, JANUARY 10, 2025, 1:00 PM  
ENDS: THURSDAY, JANUARY 16, 2025, 1:00 PM



INVESTMENT PROPERTY



## ONLINE ONLY AUCTION

### REAL ESTATE

Looking for a getaway lake property? Property is located short walking distance to the lake and docks. Leesville Lake is known for great fishing with trophy muskie fishing and short distance to public hunting/recreation areas. Cabin featuring open kitchen, dining area, and living room with wood burning stove. Two bedrooms and full bath with shower. Breaker electric and electric furnace. Well water & holding tank for septic. Cabin has been vacant for some time and shows mold on the walls. Ready to be renovated to your liking. Carroll Co. parcel #33-0000663.000. Take a look at this lot at your convenience. \$284.74 annual taxes. Any mineral rights owned by seller to transfer. For more information or help with bidding contact auctioneer.

### TERMS ON REAL ESTATE

20% 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.

## HANDYMAN CABIN AT LEESVILLE LAKE

Union Twp.  
Carroll County, OH

5103 POPLAR DR. SW,  
CARROLLTON, OH 44615



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