



MILLER REAL ESTATE AUCTION

Home & Shop

LOCATION: 13499 Emerson Rd Dalton, Ohio. From SR 30 or SR 250 take Kidron Rd to Emerson Rd and go East less than a mile to the property on right. Signs posted.

Real Estate: Here is an opportunity to purchase a property in Dalton school district with endless possibilities. This 3 BR/3 BA home has been updated with a new furnace, windows, siding and roof, has first floor laundry as well as a nice finished basement with separate entrance that could be split into an up and down duplex if you looking for an investment property, otherwise it makes an excellent addition to the existing home. There is also a 40x50 shop building with electric that could serve a wide variety of purposes and a nice 2 stall horse barn with nearly half an acre of fenced pasture. The whole property is 1.0166 acres with city sewer and well water. This property would be an ideal place for a home, home/business or an investment property in the Kidron/Dalton area. Drive by and pick up a brochure from the information box or check for info at www.reshowcase.com/auctions.



Terms: We require a non-refundable down payment of 10% at the close of the auction with the balance to be paid in full at closing within 30-45 days. No financing contingencies and any inspections must be completed prior to the auction.

Tax & Legal: Parcel No. 47-02329.000-Sugarcreek twp-Wayne County. The taxes on this property \$641.85 per half year and will be prorated to the day of closing. Possession will be given at closing.

Auction by Order of John D. and Erma Miller



**Wednesday, December 9, 2009
4:00pm**

****Open House: Tuesday, Nov. 24, 3-5pm****

Steve & Seth Andrews AUCTIONEERS
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NAA Auctioneer
Ohio Auctioneers Association

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