

ABSOLUTE AUCTION

FRIDAY, JUNE 5, 2026, 12:30 PM



REAL ESTATE

LIVE ONSITE WITH ONLINE BIDDING

Fixer-upper investment opportunity on approx. 5.51 total acres located in Randolph Twp. and Waterloo LSD. Property will be offered in 2 parcels and as an entirety, selling whichever way brings the most. Home open auction day at 11:30 for inspection.

Parcel #1: Features a conventional home built in 1963 situated on 0.496-acre, offering 3 bedrooms, 1 full bath, and 1,256 sq. ft. of living space, plus a 1-car attached garage and covered front porch. Updates include oil furnace, siding, and roof approximately 6 years ago. Home is ready for updates and improvements — ideal for investors or handy buyers.

Parcel #2: Consists of 5.014 acres of land with a 52' x 32' pole barn, offering room to expand, farm, or recreate. Portage County parcel #28-053-00-00-023-000 and #28-053-00-00-023-001. Total half-year taxes are \$1,925.61.

Terms On Real Estate: 10% 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. Property to be offered as a Multi Par auction and sold whichever way it brings the most.

Auction By Order Of: Richard Baker



5.51 ACRES WITH HOME & POLE BARN

Waterloo LSD

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ATWATER, OH 44201



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All sells to the highest bidders.