

# ABSOLUTE AUCTION

SATURDAY, MAY 31, 2025, 10:30 AM



REAL ESTATE



## 84-Acre Farm With Fixer-Upper Ranch Home & Outbuildings

136 CANYON RD. SE,  
CARROLLTON, OH 44615

### AUCTION HIGHLIGHTS

- Open and Wooded Land With Marketable Timber
- Offered In Parcels & Entirety Ranging From 6 To 24 Acres
- Loads Of Wildlife
- Carroll Co.
- Union Twp.
- Carrollton LSD

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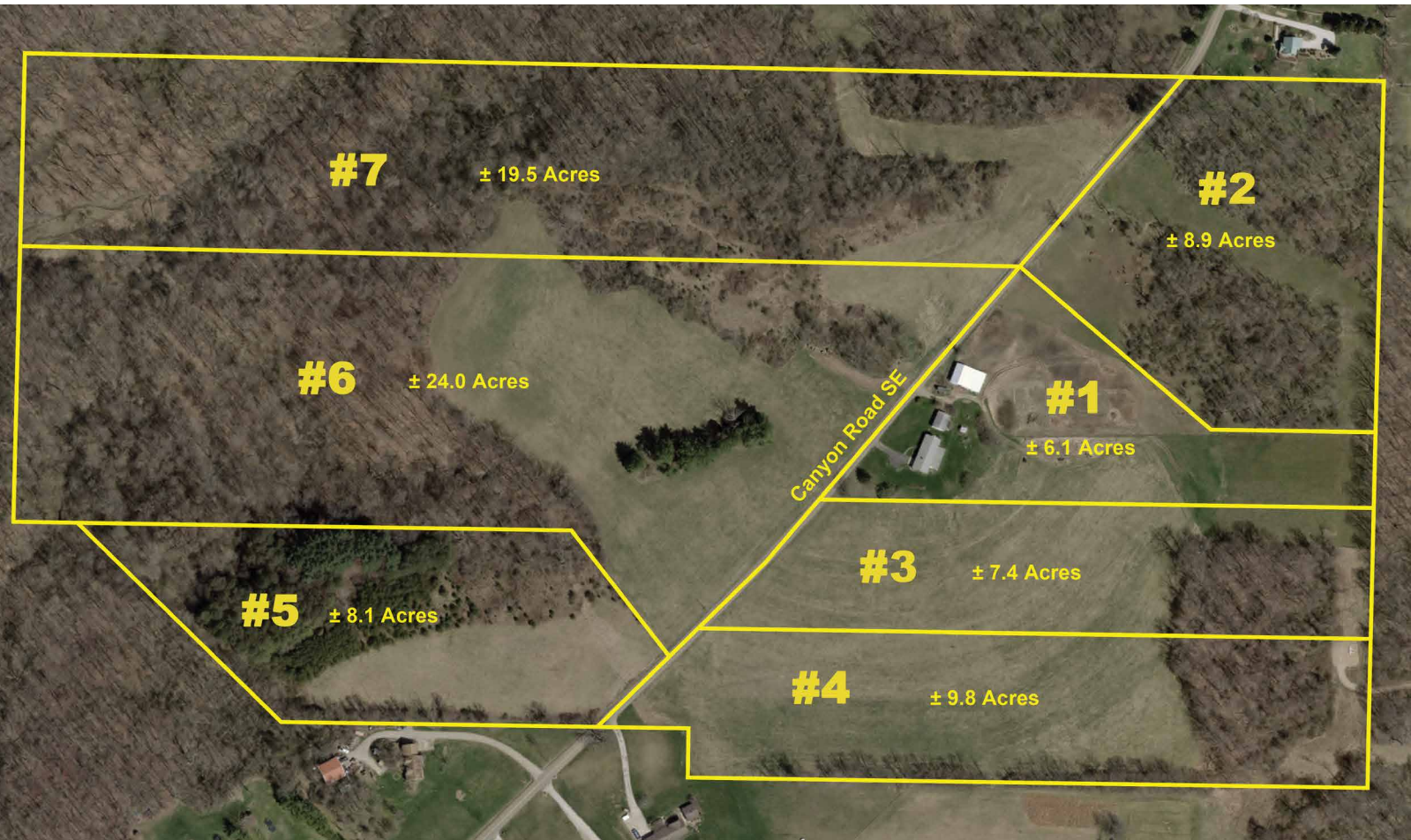
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MLS







**REAL ESTATE**

Approx. 84-acre farm having one-owner, fixer-upper ranch home with applianced kitchen, two-car attached garage, rear sunroom, living room with wood burning briarstone fireplace, bay window, three bedrooms and full bath on the main level. Full basement with oil FA furnace and C/A, 100-amp breaker electric, walkup steps to sunroom. Home is ready for renovations. 24 X 32 outbuilding with two overhead doors. Divided livestock shed with electric. Beautiful rolling land, open and wooded with marketable timber. Loads of wildlife. Gas and oil rights do not transfer. Property divided as follows:

**PARCEL #1:** Approx. 6.1 acres open land with home and buildings mentioned above.

**PARCEL #2:** Approx. 8.9 acres open and wooded land

**PARCEL #3:** Approx. 7.4 acres mostly open land with woods in the back.

**PARCEL #4:** Approx. 9.8 acres mostly open land with woods in the back.

**PARCEL #5:** Approx. 8.1 acres open and wooded land

**PARCEL #6:** Approx. 24 acres open and wooded land

**PARCEL #7:** Approx. 19.5 acres open and wooded land

**NOTE**

Maps onsite. Walk the land over at your convenience

**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.



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**REALTORS  
AUCTIONEERS  
ADVISORS**

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