## AUCTION

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**REAL ESTATE** 

TUESDAY, AUGUST 12, 2025, 6:00 PM





SPACIOUS FOUR-BEDROOM BRICK AND VINYL HOME ON 7.67 ACRES

24235 RIDGE RD., EAST ROCHESTER, OH 44625 REAL ESTATE: Real estate offers a country setting w/ four-bedroom brick and vinyl home. Home offers a three-car attached garage, applianced oak kitchen w/ dining area, main level laundry, utility room and half bath off kitchen, formal dining room, large living room w/ 20' ceilings and open staircase, front office/study room. Main level has primary bedroom w/ double vanity, garden tub, shower and walk-in closet. Three bedrooms and full bath upstairs. Full 13-course block basement w/ oil F/A furnace, central air, breaker electric and second staircase to garage. Rear patio w/ fenced backyard and covered front porch. All situated on 7.67 acres of open and wooded land and lots of wildlife! Convenient location. Home open Saturday, August 9, 2025, 10:00 AM-12:00 PM or auction day. Columbiana County, West Twp., Minerva LSD

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.

AUCTION BY ORDER OF: Susan Clark Chaddock, Administratrix of The Vanessa R. Chester aka Vanessa R. Moran Estate, Columbiana County case #2024ES00366



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Scan for auction details, including directions.

All sells to settle the estate on location