

# ABSOLUTE AUCTION

MONDAY, AUGUST 25, 2025, 5:30 PM



REAL ESTATE



## LIVE AUCTION WITH ONLINE BIDDING

**Real Estate:** Quality and well-maintained ranch home offering 3 bedrooms and 2 full baths on the main level. Large comfortable living area w/ a gas fireplace, formal dining room, and adorable and spacious eat-in kitchen w/ modern appliances. Nice primary suite w/ a private full bath, plus two additional bedrooms and additional large tile bathroom. 1,400 sq. ft. of living space plus additional 12x24 two-season finished room out the back. Nice tile entry way w/ large coat closet. Full basement w/ washer and dryer. FA gas heat and central air w/ a new furnace, hot water heater, and roof in 2020. Updated windows throughout home. Attached 22x24 two-car garage. Hardwood under most of existing carpet. Public utilities, conveniently located in Poland Twp., Poland LSD. Just down the street from the Poland Swim and Tennis Club! Also Selling Online Only: Clean Furniture And Contents Ending Aug. 26th.

**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.

NICE 3-BEDROOM,  
2-FULL BATH  
RANCH HOME W/  
ATTACHED GARAGE

Poland Twp., Poland LSD

2985 ALGONQUIN DR.,  
POLAND, OH 44514



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All sells to the  
highest bidder on  
location.