

# ABSOLUTE AUCTION

FRIDAY, SEPTEMBER 12, 2025, 12:00 PM  
Live Auction W/ Online Bidding Available



REAL ESTATE



## 15-ACRE HOBBY FARM

Home, Turn Of Century  
Bank Barn, Free Gas  
Chippewa Twp., Chippewa LSD,  
Wayne County

12098 PORR RD.,  
DOYLESTOWN, OH 44230

**Real Estate.** Exciting opportunity! 15 acres with farmhouse and bank barn located in Wayne County. Property features countryside views, secluded setting located just minutes from I-76. The main level of the home includes a kitchen, dining room with attached four seasons room, living room, full bath, foyer with laundry and two bedrooms. Upstairs you will find 3 bedrooms and a full bath. Full basement includes plenty of storage, updated gas furnace and water heater. Home is in need of renovations to make your own. Outbuildings consists of a solid turn of the century bank barn with updated metal roof and a detached garage for removal or repair. Farmland is currently in pasture, with majority in 100-year flood plain. Free gas per lease, mineral rights owned by seller to transfer. Property has loads of potential, walk at your convenience. Wayne County parcel #12-01030.000. Half year taxes are \$1,453.



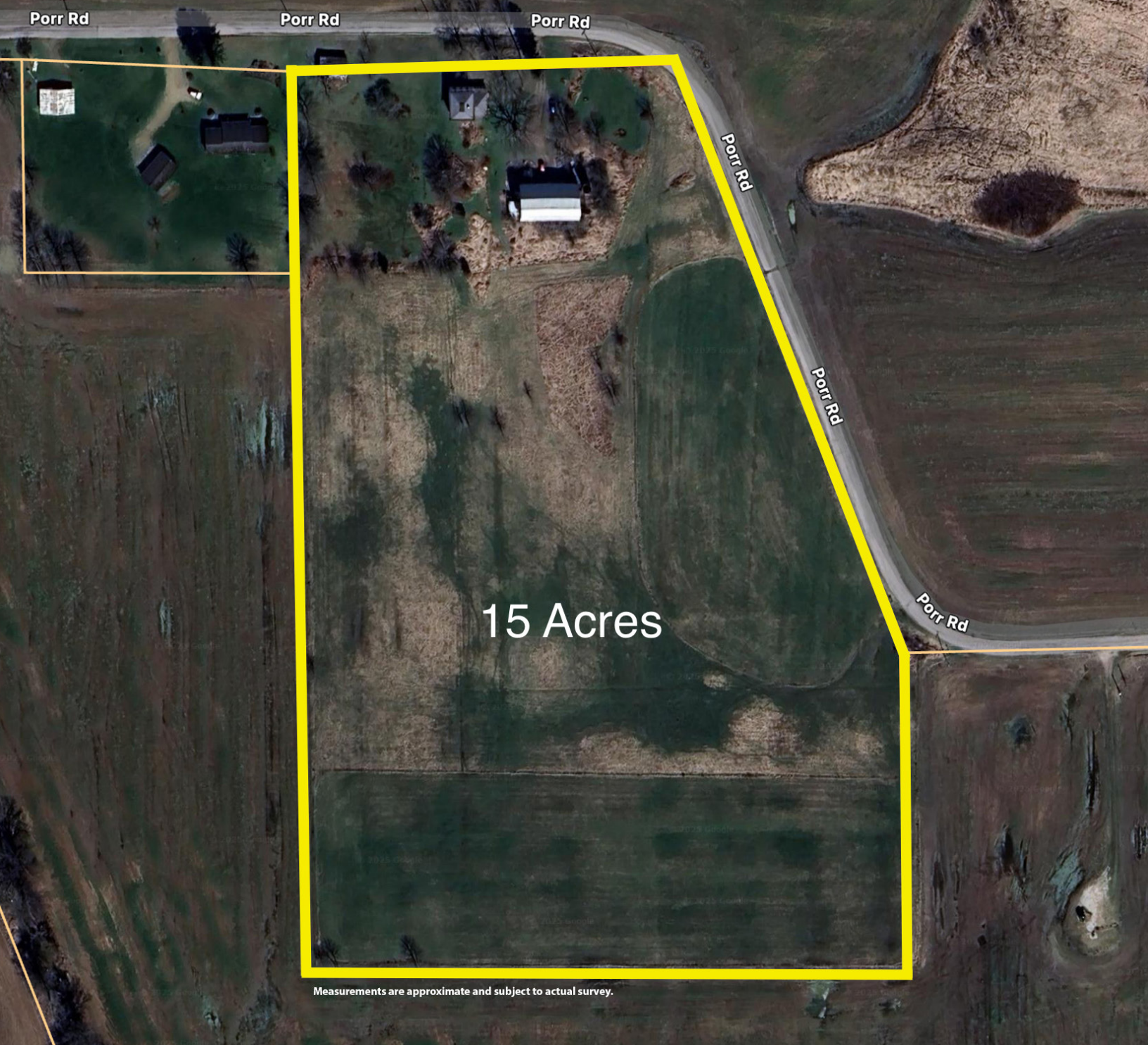
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**Terms On Real Estate:** 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.



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