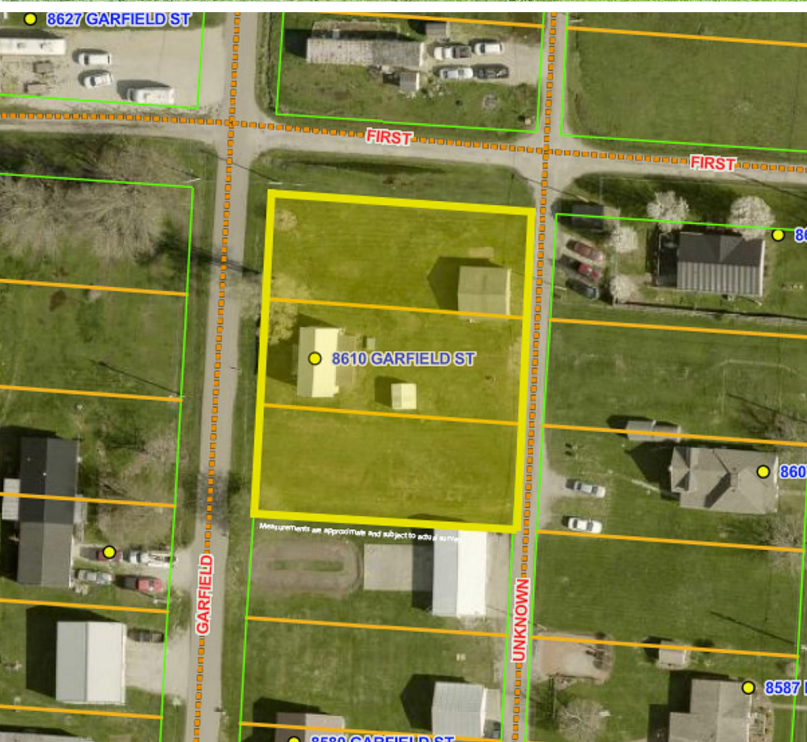


AUCTION

WEDNESDAY, SEPTEMBER 17, 2025, 1:00 PM
Live Auction W/ Online Bidding Available



This two-story home offers affordable small town living with added potential. The house is clean but retains its original interior and needs updates, perfect for renovation or investment. This property combines a low-cost entry point with added land and garage space. Ideal for buyers looking for an affordable home, a project, or extra storage.

- 4 total rooms
- 2 upstairs bedrooms, full bath
- Heated by two stationary gas heaters
- Public utilities
- Includes two additional lots for space, garden, or future building
- Detached 2-car pole building garage
- Parcel #190-008-840-0, 190-008-850-0, 190-008-860-0

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: Stacy Wintgens Executor of the William C. Grannon Estate. Morgan County case #24DF0132.

Estate Auction Small Town Living HOME, EXTRA LOTS & GARAGE

8610 GARFIELD ST.
ROSE FARM
CROOKSVILLE, OH 43731



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Information is believed to be
accurate but not guaranteed.
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Scan for auction
details, including
directions.

All sells to settle
the estate on
location.