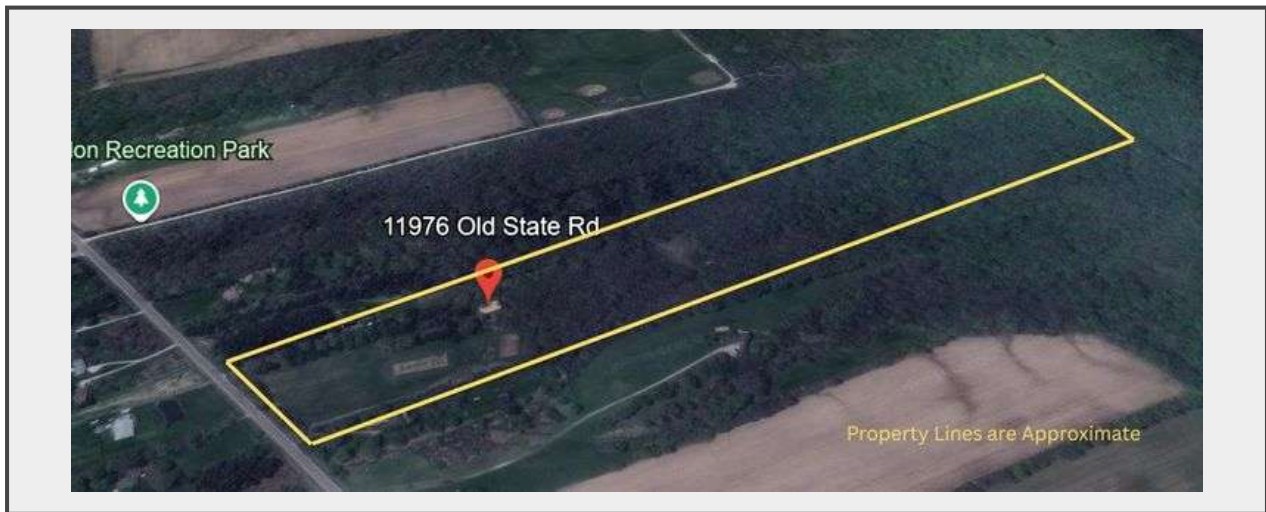


Sale Name: Bidding Closed: High Bid: \$388,000: Online Real Estate Auction: 30 Acres of Land in Claridon Twp. - 11976 Old State Rd. Chardon, OH 44024 Geauga Cty!

LOT 1 - Bidding Open - 30 Acres, Home, Garage, Out Building: 11976 Old State Rd. Chardon, OH 44024 Geauga County!



Description

ONLINE REAL ESTATE AUCTION:

11976 Old State Rd. Chardon, OH 44024

PREVIEW: Weds October 8th, 12 noon to 1 PM

Online Auction: 30 Acre Home/Building Site. Claridon Twp. Berkshire Schools; 1055 SF House, Garden House and Large 42' x 60' Outbuilding, 420' Frontage Mainly Wooded.

SUMMARY: Exceptional opportunity to occupy, redevelop or build in a fantastic area of Chardon. Approx. 417' of frontage. Layout is a single parcel mainly rectangular with slightly irregular dimensions. Property features a long treed drive with circular drive to West by front clearing that would be an ideal homesite. Existing home is a 1.5 story quaint brick slab with solid roof. Half bath on first floor and large upper bedroom with full bath, pine paneling. Gas furnace and electric HWT. This could be a main home or guest house or temporary lodging while you build your dream home! Note: there are existing fuel oil tanks on exterior) Stone 3.5 car garage with man door and loft storage. Bunk house, historic out house. Very solid Morton outbuilding with poured foundation, 9' overhead commercial door, 2 man doors that opens to main property to west. 16' free span space to bottom of ceiling joist. Overhead gas heater, electrical panel (electric needs reconnected). Gas well on property with transfer station accessed on far west of property. Mineral Rights owned and any lease interests owned will transfer: Gas lease attached to title commitment indicates up to "250,000 cu. ft. of free gas". Buyers to conduct their own due diligence regarding this lease and no warranty provided as to same. Property is open in front and heavily wooded to back. Private water and sanitation. Any existing septic and well not tested. Current annual taxes: \$3257 and there is no current homestead exemption. Title indicates property does not need a survey. Appears to have old growth Timber value.

TERMS: Opening Bid: \$90,000. \$10,000 Deposit, 10% Buyers Fee added to High Bid Price. Close in 60 days upon confirmation. Bidding Closing Weds. October 8th at 4:00 PM (soft close) By order of Heirs.

PREVIEW: Weds October 8, 12 noon to 1:00 PM

Those that walk the land's do so at their own risk

See attached documents for disclosures and additional information. Selling As Is, No Contingencies. Buyers are guaranteed free and marketable title at closing. Any and all inspections are to be arranged prior to closing. Call any licensed agent for private showing. Additional Registration will be required for bidding on this property.

Any specific zoning questions may be directed to:
zoninginspector@claridontownship.com

Jeff Byce, PSO, ByceREALTY [330.747.7000](tel:330.747.7000)

(buyers agents earn 1% referral fee, (maximum \$2000) upon closing: see referral form under "forms" tab)

Call any licensed agent to inquire about a private showing

Quantity: 1



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