

# ABSOLUTE AUCTION

WEDNESDAY – JANUARY 17, 2024 – 12:00 PM



REAL ESTATE



3.45-Acre Wooded Lot  
with Two-Story, Vinyl-  
Sided Home

1190 ST. RT. 7 NE,  
BROOKFIELD, OH 44403

**SOLD LIVE ONSITE WITH ONLINE  
BIDDING AVAILABLE**

#### AUCTION HIGHLIGHTS

- Brookfield Twp.
- Trumbull Co.
- Needs TLC

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

*Absolute Auction.  
All sells to the  
highest bidders  
on location.*



**REAL ESTATE**

1,760 sq. ft., two-story home with vinyl siding, shingle roof, built in 1900, well and septic. Family room with wood burner, shower bath, & laundry on main level, three bedrooms and bath up. Basement, stone foundation, natural gas, 100-amp breakers. Roof replaced in last 10 years. Siding replaced in the last 2 years. New hot water tank in 2021. Mineral rights. Needs lots of updating. Great set back and nice wooded lot with small creek. Tax Id#03-136905 – Open 2 hours before the auction or by appointment.

**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**  
Richard D. Schweiss Jr.



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REALTORS  
AUCTIONEERS  
ADVISORS

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