

# AUCTION

THURSDAY, JUNE 20, 2024, 12:30 PM



REAL ESTATE



4-BEDROOM  
HOME, 40' X 60'  
SHOP, 3.7 ACRES

Pike County  
Beaver Twp.  
Eastern LSD

3115 COAL DOCK RD.,  
WAVERLY, OH 45690

## LIVE AUCTION WITH ONLINE BIDDING

Home Open Auction Day At 10:30 AM

### AUCTION HIGHLIGHTS

- 4-Bedroom Home
- 2-Car Attached Garage
- 40'x60' Shop W/ Office
- 36'x26' Livestock Barn
- 20'x10' Shed



Scan for auction  
details, including  
directions.

All sells on  
location.

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Information is believed to be  
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## REAL ESTATE

Court ordered auction. Opportunity presents home & shop on 3.7 acres. Home features 4 bedrooms, 2 baths, open kitchen, living room w/ stone fireplace, 2-car attached garage. Property also includes 40' x 60' shop building w/ office, 36' x 26' livestock barn, 20' x 10' shed. Property could be adapted to a multitude of uses. You decide! Real estate is an investment you can enjoy. Bank financing to qualified bidders. Drive by property at your convenience. Home will be open 10:30 AM auction day. Pike Co. parcel #01-023200-0000.

## TERMS ON REAL ESTATE

Appraised value of 3115 Coal Dock Road, Waverly, OH is \$90,000. Per court order this parcel can not be sold for less than 2/3 of the appraised value, therefore, minimum bid must be \$60,000. 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

Peoples Bank, Pike Co. Court Of Common Pleas case #2019CIV000317



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MLS

