## ABSOLUTE AUCTION









BRICK HOME
ON 1.3 ACRES
Ready For Updating,
28'x32' Garage
Village Of Magnolia,
Sandy Valley LSD

715 MINERVA RD., MAGNOLIA, OH 44643 Brick bi-level home built in 1962 w/ 2,106 sq. ft. Upper-level features spacious kitchen & dining room, living room, primary bedroom w/ full bath, two additional nice sized bedrooms and full bath. Lower-level features large family room w/ fireplace, laundry/utility room w/ half bath, F/A electric furnace, central A/C & breaker electric. Attached two-car garage. Home sits on nice 1.3 acres w/ private backyard perfect for entertaining or relaxing. 28'x32' detached garage great for additional parking, storage or workshop. Public water & sewer. Parcel #6500149, #6500150, #6500367. Half year taxes \$2,038.13. Conveniently located between Canton & New Philadelphia minutes to Magnolia or Waynesburg and close to schools. Home needs some updating and is ready for your personal touch. Great opportunity to own a quality home with room to grow on a beautiful 1.3 acres.

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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Scan for auction details, including directions.

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

## **ABSOLUTE ONLINE ONLY AUCTION**

STARTS: THURSDAY, OCTOBER 23, 2025, 12:00 PM ENDS: THURSDAY, OCTOBER 30, 2025, 12:00 PM















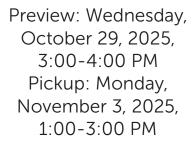
Cub Cadet XT1 Enduro Series 54" Deck W/ Bagging System; Craftsman Power Washer; Clarke Metalworker Drill Press; 10" Craftsman Table Saw; Yard Machines Snow Blower; MTD Snow Blower; Lawn Mower/ ATV Jack; Chainsaws; Reddy Heater; Floor Jack; Hand Tools; Hardware; Ladders; Yard Tools; Dayton Grinder; Drain Snakes; Electrical Lineman Tools; Rigging Gear; Cochrane Furniture 3 Pc. Living Room Suite; Marble Top End Stands & Coffee Table; Oak Entertainment Stand; Dining Table W/ 6 Chairs, Bar Stools; 3 Pc. Basset Bedroom Suite; Full Size Bed; Desks; Tell City Vintage Maple Chair; Oak Corner Stand; Game Table W/ Bumper Pool & Poker; Dressmaker Sewing Machine; Kenmore Chest Freezer; Schwinn & Huffy Bikes; Mini Fridges;

Vintage Skis. Online Terms: Visa, MasterCard & Wire Transfer accepted. Wire Transfer required on purchases totaling \$2,500 or greater. No Shipping. Pickup Only. All items must be removed during pickup time, no exceptions or items will be forfeited. 15%

buyer's premium on all sales. Information is believed to be accurate but not guaranteed.

Auction By Order Of: Jack & Charlene Knoch

Multi Par auction process may be used.







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