

ABSOLUTE WAYNE COUNTY **HOME AUCTION**

MONDAY, JULY 28TH @ 5:30PM

**LARGE COUNTRY HOME - GOOD LOCATION
HANDYMAN & INVESTMENT OPPORTUNITIES**



**5122 MYERS RD.
WEST SALEM, OHIO**

**OPEN HOUSE:
THURSDAY, JULY 10TH
5:00 - 6:30PM**



LIVE AUCTION WITH ONLINE BIDDING @RES.BID



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Auction will be held onsite located at 5122 Myers Road, West Salem, OH. From Congress take OH-539 South approximately 3.5 miles to Myers Road. Watch for RES signs.

REAL ESTATE: Nestled in a peaceful, private setting, this spacious 2-story country home offers over 3,000 square feet of living space and great potential for the right buyer. With 4 large bedrooms and 2 full bathrooms, this property is ideal for those looking for a rewarding investment opportunity. Whether you're seeking a personal residence with sweat equity potential or a fix-and-flip project, this home has strong upside.

The house is set up to be heated with hot water via an LP boiler or an outdoor wood furnace, with the newer portion of the home enjoying efficient radiant floor heat. A beautiful brick fireplace adds warmth and character on both the first and second floors, enhancing the cozy country feel.

The home also features a walk-out ground-level basement with an overhead door—perfect for easy access or workshop space—as well as a generous, wide-open attic offering excellent storage or future

expansion possibilities. A gentle stream meanders through the front of the property, adding to the tranquil ambiance, while a small pond provides additional charm and outdoor enjoyment.

The home and buildings sit on 2.1 acres, offering ample space for gardening, recreation, or simply enjoying the quiet of country living. Inside, you'll find a large kitchen, a generous mudroom, and oversized family and bedroom spaces filled with character and promise.

Outside, a detached two-car garage provides convenient parking, and a 30'x40' pole building stands ready for your collections, hobbies, or storage needs. While the home is ready for your updates and finishing touches, it offers the rare opportunity to fully customize a solid, well-laid-out property in a desirable rural location.

Whether you're a savvy investor or a homeowner with vision, this property has the size, layout, and setting to become something truly special.

Don't miss your chance to transform this secluded country property into the home you've always imagined.

Come prepared to bid – this one sells to the highest bidder!

OPEN HOUSE: The home will be open for inspection on Thursday, July 10th 5-6:30 PM. Private showings are available through Andy White, 419-651-2152.

TAXES/LEGAL: Wayne County Parcel # 10-00970.000 is located in Chester Township & Northwestern Local School District. The successful purchaser will need to coordinate with their preferred propane supplier the delivery of a new propane tank.

TERMS: The successful purchaser will be required to make a nonrefundable down payment of 10% of the purchase price at the conclusion of the auction with the balance due in full at closing within 45 days. A 10% buyer's premium will be added to the final bid to determine the purchase price. All desired inspections need to be completed prior to bidding. Please visit RES.bid for additional details.

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