

Sale Name: 50-Acre Northern Ashland County Gentleman's Farm Absolute Auction

LOT 1 - Parcel 1



Description

Parcel 1: 10.4 Acres with the home, buildings, ponds, efficiency apartment, and a lifetime of enjoyment. The two-story farmhouse offers move in condition with great country character. The main level boasts an open kitchen dining room, living room, family room, dual pocket doors, and a full bath. The second floor has 4 bedrooms, a remodeled full bath, and staircase access to the floored attic. Additional amenities include dual heat sources with a propane furnace and wood burner, updated electric panel, public water, great wrap around porch, and a two-car garage attached through a convenient mudroom. The home is extremely solid and ready for your personal cosmetic preferences.

Once outside the home, the true country lifestyle takes shape. The hip roof barn is ideal for livestock, horses, and other uses, while a 3-sided building adds ample equipment storage. A 24'x36' outbuilding has been converted to an efficient apartment perfect for aging parents, aging kids, rental income, or a great party pad. The building has separate utilities aiding in the possibilities of rental income.

The 11 acres included with this parcel accents the character of the homestead well with mature trees, tillable land suitable for pasture, and 2 stocked ponds. The larger pond offers a dock, electric service, water well, and a small dock building. Friends, family, fishing, fires, and Friday evenings, see for yourself the enjoyment this property has to offer.

Quantity: 1



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