

REAL ESTATE AUCTION

10 AM Saturday May 23, 2026

1165 State Route 41, Manchester, Ohio



MLS# 1875064

parcel 1680000006003

3.505 acres

850+ road frontage

on St.Rt. 41

Very well located on a state highway.

Offered for sale in 2 tracks and as 1 parcel

1 1/2 story home in Sprigg Township, Manchester School District, City water. 3 barns, lots of road frontage. 2 bedrooms upstairs. Full bath on 1st floor.



Great location very quiet and peaceful setting.

DISCLAIMER: All information contained herein is believed to be accurate but not warranted. No warranties expressed or implied, subject to all easements, restrictions, zoning, covenants and other matters of record. All measurements are approximate and not guaranteed. Any/all inspections will be at Potential Buyer's Expense prior to auction.

REAL ESTATE TERMS: Come prepared with pre-arranged financing. Property sells "AS IS" with no contingencies or inspections. Bidders shall rely on their own inspection and not upon any description of the Auctioneer, owner or agents. Auctioneer and Real Estate Company are working for the seller only. Property sells with Owner Confirmation. All decisions of the auctioneer are final. Plum Tree Realty Purchase Contract will be written immediately following the final bid.

REAL ESTATE DEPOSIT: Required day of the auction for property purchased: \$5,000.00 down day of auction, to be deposited in the *escrow account of Mike Brown and Associates, LLC*. Closing for property will be on or before July 7, 2026. Possession according to the purchase contract. If Buyer fails to close per terms of contract, the deposit is NON-REFUNDABLE. Seller will furnish a good deed at closing at Title Company. Any other terms and conditions will be announced day of auction and will take precedence over printed material. Taxes pro-rated to day of closing. *Prospective buyers should avail themselves the opportunity to make inspection of property (real estate or personal) prior to bidding. Property sells in "as is condition" no contingencies, w/good transferrable deed and marketable surveys.*

Owner: David Dugan

Mike Brown & Associates LLC, AUCTIONEERS

BETHEL, OHIO (513) 532-9366

Mike Brown, Auctioneer

Agent/Plum Tree Real Estate Marketing

www.MikeBrownAuctioneer.com plumtree

Randy Dugan, Auctioneer

