

# ABSOLUTE AUCTION

STARTS: MONDAY, DECEMBER 8, 2025, 12:00 PM  
ENDS: FRIDAY, DECEMBER 12, 2025, 12:00 PM



INVESTMENT  
PROPERTY

ONLINE ONLY AUCTION



Open House: Thursday,  
December 11, 2025, 12:00-1:00 PM

Real estate offers an investment property that is in need of updates and repairs. Property features a 3-bedroom, 1-bathroom ranch style home with living room, eat-in kitchen, office/bedroom and full basement. In addition, there is an attached apartment offering separate gas, electric and heat, featuring 2 bedrooms, eat-in kitchen and living room. Both units are serviced by the same well and septic system. Additional features include an oversized garage that could easily double as a workshop, turnaround driveway, breaker electric and front porch. Lot size is just over .52-acre. Taxes per half year are \$612.

**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.

SINGLE FAMILY  
HOME WITH  
ATTACHED  
APARTMENT &  
DETACHED GARAGE

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DIAMOND, OH 44412



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highest bidders  
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