

AUCTION

THURSDAY, MARCH 27, 2025, 5:30 PM
LIVE & ONLINE BIDDING AVAILABLE

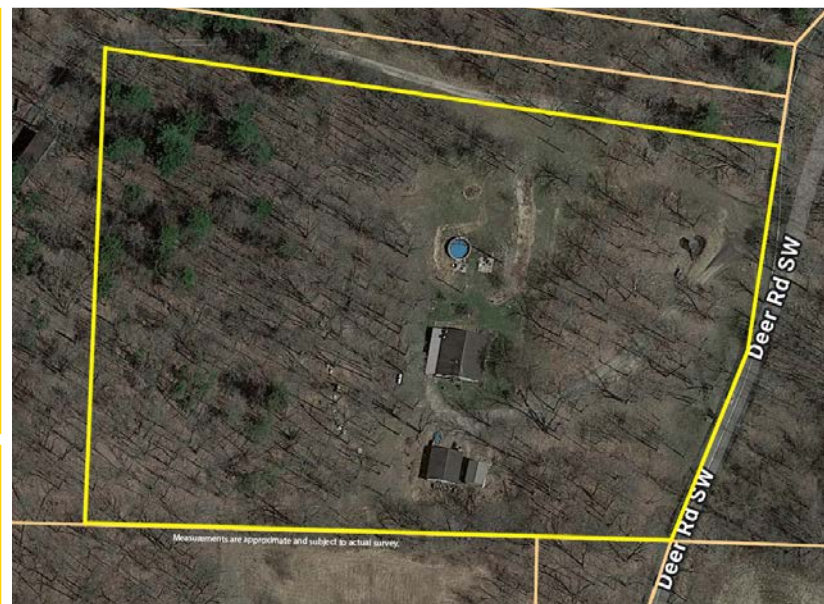


REAL ESTATE



HOME &
OUTBUILDING ON
6.5+ ACRES
Leesville Lake Region
Orange Twp., Carroll Co., OH
Conotton Valley LSD

5295 DEER RD. SW,
BOWERSTON, OH 44695



Measurements are approximate and subject to actual survey.

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Information is believed to be accurate but not guaranteed.
KIKO Auctioneers



Scan for auction details, including directions.

All sells to settle the estate on location.



Quality built ranch home & outbuilding on 6.52 acres. Conveniently located less than 2 miles from Leesville Lake South Fork Marina, public boat launch, and public hunting opportunities. Ideal location for anglers and outdoor enthusiasts. The land is mainly wooded with mature timber and fruit trees that regularly attract local wildlife. A 30'x30' pole barn provides ample storage. The 1995 ranch home has a very quaint hillside setting. Main level consists of a master bedroom w/ a full private bath, main floor laundry, beautiful stone fireplace w/ wood stove, 2 additional bedrooms, additional full bath, open concept kitchen, dining, and living room. Nice & dry full basement. Propane FA furnace. Central air. New roof & gutters in 2024. Drilled well. Private septic. Good cell service and Wi-Fi available. Conveniently close to Conotton Valley Schools (1.3 miles). Orange Twp. No zoning.

This property is suitable for fulltime living or a seasonal retreat. Live & online bidding available. Shown by appointment, contact auctioneer to schedule. Home available for viewing auction day starting at 4:00 PM. Financing options available. Plan to attend!

Explore Leesville Lake and what the 3,700 acres of public land has to offer here: <https://www.mwcd.org/places/leesville-lake/>

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.

Auction By Order Of: David Brant Eshelman, Executor of the James G. Eshelman Estate. Carroll County probate case #20251010.



FLOOR PLAN CREATED BY CUBICASA APP; MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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 AUCTIONEERS
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