

LINKOUS REAL ESTATE AUCTION

Home & 3.616 Acres

Saturday, September 17, 2022 11:00 a.m.



Located 5 miles north of Gallipolis, Ohio; 5 miles south of Bidwell, Ohio. Take SR 160 to White Road, follow White Road approximately 2 miles, turn left on Charolais Lake Drive, go to top of hill to 624 Charolais Lake Drive, Bidwell, Ohio. Watch for signs.

Sells on the Premises

This home was built in 1978 and has 4,150 finished sq. ft. of living area. Home has a lot to offer, including a 49x17 living room with fireplace (some of this area was also used as a formal dining area), and a 14x10 dining area off the kitchen. The kitchen has a work island with lots of cabinets and counter space, built-in appliances which will stay with the home. The utility room is also spacious with the washer & dryer staying with the home too. On the main floor there is one bedroom, 1½ bath, and 2 rooms that have been used for a variety of storage needs including off-season clothing. A spiral staircase along with a wide staircase leads you to the downstairs which has an office area with bookshelves. The lower level consists of a 40x80 family room with fireplace and pellet stove. There is also a small sink & work perfect to make gatherings easier. A 20x16 area is unique and could be used for a dance floor or a large TV room. Two bedrooms and full bath and on this level too. An indoor pool is on this level but will need some repairs. Wood decks (56x8 and 18x8) provide amazing views from various places on the house. The lower-level brick deck is 80x8 and overlooks Evans Lake. Home has an attached 2 car garage. There is a very nice fenced in area perfect for pets and a couple storage buildings. This home has lots of possibilities. It is in Gallia County School District, has county water, Buckeye Electric, ADT Alarm System, and heating and cooling units are only 3 years old. Home sells absolute, so if you're looking for a home located in a great area this is your opportunity.

OPEN HOUSES:

Saturday, September 3 from 1:00-2:30, Sunday, September 11 from 1:00-2:30 and Tuesday, September 13 from 4:00-5:00

TERMS FOR REAL ESTATE: \$10,000.00 down payment will be required the day of auction from the successful bidder. The balance is due on delivery of deed by October 24, 2022. Your bids are to be based solely upon your inspection. Your bidding is not conditional upon financing so be sure financing is pre-arranged if necessary. Real Estate taxes are \$1,622.23 per half and will be pro-rated to day of closing. For more information contact Rick Williams, Broker and Auctioneer. Auction and Real Estate Companies represent the seller.

Dr. Cheryl Lynn Linkous, Owner
Charlotte F. Johnson, P.O.A.

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