

ABSOLUTE AUCTION

SATURDAY, NOVEMBER 15, 2025, 11:00 AM



FARM



65.7-ACRE SHOW/ RECREATIONAL FARM

Country Home With
3.5-Acre Lake, Cabin,
44'x66' Barn

3230 GREENVILLE RD.,
CORTLAND, OH 44410

LIVE AUCTION WITH ONLINE BIDDING



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Information is believed to be
accurate but not guaranteed.
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MLS

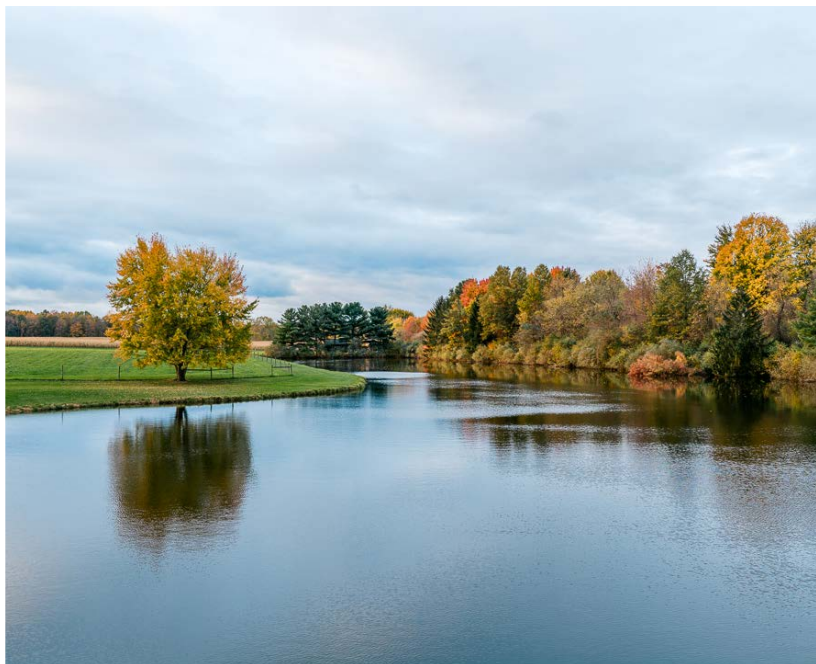
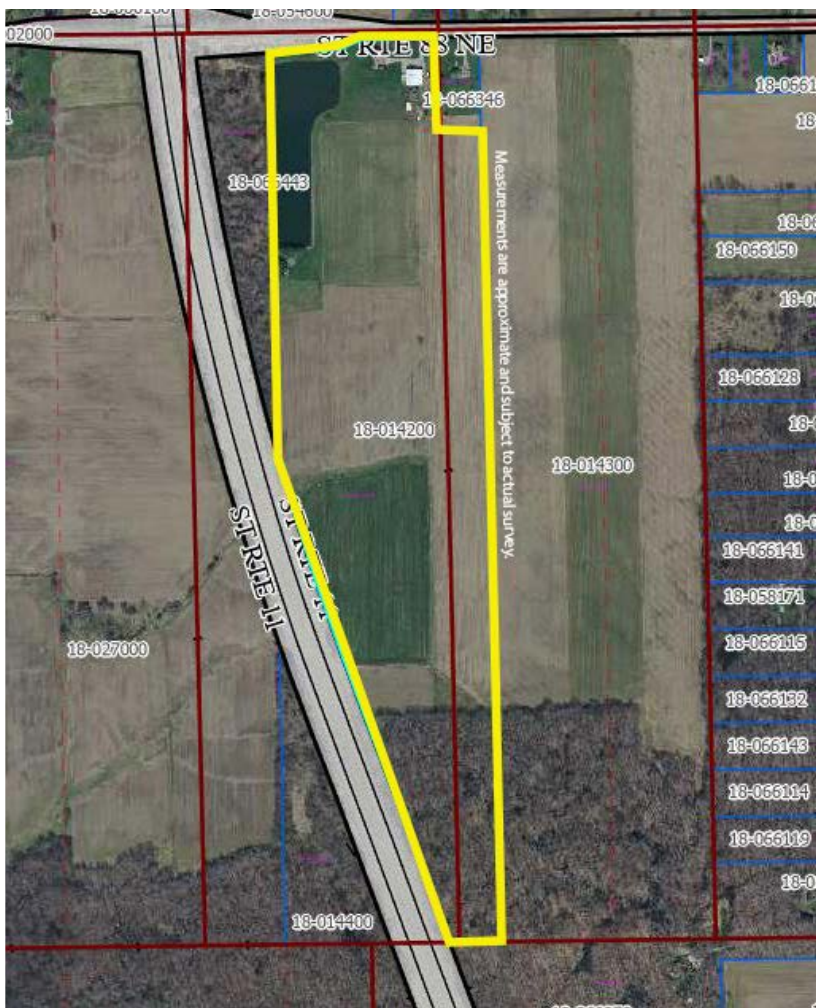


Scan for auction
details, including
directions.

Absolute Auction.
All sells to the
highest bidder on
location.

Real Estate: Located in a recreational area with easy highway access, this property features a beautiful country home w/ approx. 2,094 sq. ft. Nicely remodeled, vinyl sided w/ metal roofing, kitchen with granite countertops, oak cabinets, range, built-in microwave, double oven, refrigerator, center island w/ dishwasher, dinette area, oak flooring throughout the first floor. 10 ft. ceilings. Mudroom and bath w/ shower off the garage, dining area, and large great room with stone fireplace. Master bedroom w/ walk-in closet, 2 other bedrooms and full bath w/ tile flooring up. Wrap around front porch and large covered back porch great for entertaining or just relaxing w/ hot tub overlooking the lake. Full divided walk out basement. 3-car attached garage. Propane gas heat. Central air. 200-amp electric. 44' x 66' show barn with block foundation and 18' x 66' lean-to, suitable to most all livestock w/ concrete flooring, water and 200-amp electric, heated 12' x 18' shop area, overhead storage, 14'6" H x 16' W sliding doors. Fenced pastures. 3.5-acre stocked spring fed lake stocked with blue gill, croppie and bass, and recreation cabin w/ living room, kitchenette, bedroom, and bath. Has Airbnb potential or in-law suite. Good open, tillable, and gently rolling productive crop land with field tile, and approx. 9 acres wooded land with harvestable timber, wildlife & nature at the rear. Last select cut approx. 25 years ago. Lots of possibilities!

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.





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 AUCTIONEERS
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