

**CONNEAUT LAKE AREA
ABSOLUTE REAL ESTATE AUCTION
3 BEDROOM BRICK RANCH W/ 12.5 ACRES
SATURDAY MAY 25TH AT 10 AM**

Located at 11413 North Watson Run Rd. Conneaut
Lake, PA

7/10th of a mile north of Rt 322, 2.8 miles east of
Conneaut Lake, PA

OPEN HOUSE: SUNDAY MAY 12TH 1-3 PM

Real Estate: 3 bedroom, 1 bath, brick ranch home with kitchen & all appliances, dining room, living room, den with woodburning fireplace, multiple hardwood floors, full basement w/ laundry room, newer forced air furnace & water heater and an integral 1 car garage. The exterior features a steel roof, partially concrete driveway, concrete walkways, a large yard with mature trees, rhododendrons and other flowering bushes & shrubs. All situated on 12.5 +/- partially wooded acres with harvestable timber and a multitude of game trails. This property is located in Vernon Twp. in the Crawford Central School district less than 3 miles from West End Elementary School. This home is ready to be updated to your personal style but the location, setting and the 12.5 +/- acres make this a one-of-a-kind property!

RE Terms: 10% down at time of sale, balance within 45 days. There shall be a 10% buyers premium added to the final bid to determine selling price.

**NICOLLS & AUCTIONS AU-5325L
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