

# **ABSOLUTE REAL ESTATE AUCTION**

**SECLUDED 4 BEDROOM RANCH W/ GARAGE &  
10.27 +/- ACRES**

**SATURDAY NOV. 9TH at 1 PM**

*Located at 26262 Guys Mills Rd. Meadville, PA*

7/10th of a mile east of Hunter's Inn & 2 miles west of  
Guys Mills.

**OPEN HOUSE: Monday Oct. 28th 4-6 PM**

**Real Estate:** 4 bedroom, 2.5 bath vinyl sided ranch home with 3 first floor bedrooms, kitchen, dining room, living room and 1.5 baths along with a partially finished basement with an additional bedroom, full bath and family room with a woodstove. This home also features propane heat with central air and a 24' x 32' vinyl sided 3 car garage that's wired for electric all situated on 10.27 +/- wooded acres with some marketable timber. This is a beautiful secluded setting close enough to town for convenience's sake but far enough away for privacy and freedom. An ideal home or camp! **See [auctionzip.com](http://auctionzip.com) #1520 for photos & terms.**

**NICOLLS & AUCTIONS AU-5325L**  
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