

# AUCTION

WEDNESDAY, FEBRUARY 12, 2025, 12:00 PM  
OPEN HOUSE MON. FEB. 10, 2025, 3:30-5:00 PM



REAL ESTATE



BRICK TWO-STORY  
HISTORIC HOME ON  
2.87 ACRES

Hambden Township,  
Geauga County,  
Chardon Local Schools

13250 CHARDON WINDSOR RD.,  
CHARDON, OH 44024

## LIVE AUCTION WITH ONLINE BIDDING

Real estate features a two-story brick historical home on 2.87 acres, built in 1841 with 2,584 sq. ft. living area. Main level features mudroom entrance, living room with pellet stove heater, kitchen, lg. great room, formal dining room, sitting room and bathroom. Second level has three bedrooms and full bath. Walkup floored attic storage. Open basement with F.A. furnace. Nice size rear wood deck. Lg. 48'X40' pole barn with cement floors, electric, floored attic, half bath and lean-to. Two other small storage sheds. Property is serviced by well and septic. Half year real estate taxes are \$1,436.



Scan for auction  
details, including  
directions.

All sells to settle  
the estate.

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Information is believed to be  
accurate but not guaranteed.  
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**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**

Courtney Jenkins, Executor of the Alfreda Helen Pearn Estate, Geauga County Probate case #24PE0438

**ALSO SELLING CONTENTS ONLINE ONLY**

STARTS: SUN. FEB. 9, 2025, 2:00 PM

ENDS: FRI. FEB. 14, 2025, 2:00 PM

PREVIEW: MON. FEB. 10, 2025, 2:00-3:30 PM

PICKUP: WED. FEB. 19, 2025, 10:00 AM-2:30 PM



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REALTORS  
AUCTIONEERS  
ADVISORS

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