

ABSOLUTE AUCTION

WEDNESDAY, OCTOBER 14, 2026, 12:00 PM



REAL ESTATE



RANCH HOME ON 3 ACRES

3 Bedrooms, 2 Baths,
1,904 Sq. Ft.

14525 SPERRY RD.,
NEWBURY, OH 44065

Real Estate Features: County parcel #23286970. Ranch home with a nice private setting situated on 3 acres. Main level having laundry room, full bath, front entrance, large living room, nice open kitchen with additional living space with stone fireplace, three bedrooms total (one is master bedroom with private full bath) plus an additional family room addition. There is an oversized heated two-car garage, wood decks, Generac whole house generator, gas furnace with central air and the home is on private water well and septic. The home was built in 1991 and has approx. 1,904 sq. ft. The real estate 1/2 taxes are \$958. There is a driveway/paddock lease agreement with the neighboring horse stables for use of the driveway, paddock and riding arena. Great country property, take advantage. Home will be open auction day starting at 10:30 AM. Walk the grounds with permission only.

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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*Absolute Auction.
All sells to the highest bidder.*