MOSSY OAK PROPERTIES
Bauer Realty & Auctions

REAL ESTATE & CHATTEL AUCTION

2.735 ACRES | WAYNE COUNTY, OHIO



DECEMBER 12th CHATTEL AT 10:00 AM | REAL ESTATE AT 12 PM

REAL ESTATE: Situated on 2.735 acres along S. Mount Eaton Road, this country property features a 4-bedroom, 1-bath, two-story home with a walkout basement, 32' x 26' bank barn, 36' x 24' detached garage, and three tool sheds. The home offers a fireplace, solar power, newer roof, private well, and city sewer. With multiple outbuildings providing ample storage and workspace, this property offers a great opportunity for those looking for country living with room for hobbies, equipment, or a small homestead. Real estate sells at 12:00 noon.

REAL ESTATE OPEN HOUSE: Friday, November 27, 2026, from 12:00 to 2:00 PM.

REAL ESTATE TERMS: A 5% buyer's premium will be added to the final bid to determine the purchase price. A 10% non refundable down payment is required on auction day, with the balance due at closing, scheduled in approximately 30 days. Property sells with no contingencies for financing or inspections. Buyers are encouraged to complete all inspections and secure financing prior to bidding.

ADDRESS: 7422 S. MOUNT EATON RD., DALTON, OH 44618





CHATTEL AUCTION:

Mowers & Outdoor Equipment: Exmark 30” mower, Husqvarna 36” mower, Honda ,000-watt inverter generator, Raleigh E-Bike with battery kit, pressure washer, hitch-mounted cargo hauler, portable water heater, wood extension ladder, kerosene heater.

Tools & Shop Equipment: Tilt-table table saw, 4” Rockwell jointer, scroll saw, 25-gallon air compressor, assorted hand and power tools.

Firearms & Sporting Goods: Winchester Model 12 12-gauge shotgun with scope, Traditions .50-caliber muzzleloader, Marlin .22 rifle with scope, Summit Viper treestand, small deer mount, live traps, muskrat traps, propane fish fryer with turkey pot, 3-burner natural gas hot plate on stand.

Furniture, Household & Miscellaneous: Saucer chair, kneehole desk, patio set, old magazines, books and additional miscellaneous items.





STEVE CHUPP AUCTIONS

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Contact us for more information:



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