

ABSOLUTE AUCTION

SATURDAY, APRIL 26, 2025, 11:00 AM



REAL ESTATE



LIBBEY AUCTION 38+ ACRES, CENTURY HOME & OUTBUILDINGS

Also Selling: Mowers,
Furniture, Household

4151 WHITACRE AVE. SE,
MINERVA, OH 44657

LIVE AUCTION WITH ONLINE BIDDING

AUCTION HIGHLIGHTS

- 1860s Home
- 2-Car Garage With Workshop Area
- Sandstone Foundation Shed
- 24x32 Wood Sided Pole Barn
- Primitive 1-Room Log Cabin In Woods
- Marketable Hardwoods And Pine Trees
- Minerva LSD
- Offered In 3 Parcels

ALSO SELLING LIVE

- Ferris IS5002 Zero Turn Mower
- Simplicity Riding Mower
- Patio Table W/ 6 Chairs



Scan for auction
details, including
directions.

*Absolute Auction.
All sells to the
highest bidders
on location.*

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Information is believed to be
accurate but not guaranteed.
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REAL ESTATE

Nestled just outside of Minerva, this 1860s home and land has charm and comfort and has been known as the Libbey Farm for 50+ years. The home has been well maintained and is ready for a new owner! Main floor has applianced kitchen with solid surface countertops, dining room & living room with wood floors, family room with woodburning fireplace, enclosed patio, one large bedroom, and full bath that was recently remodeled. Second story has 3 bedrooms, a full bath w/ claw foot tub, playroom/ attic storage. Full basement w/ gas furnace, central A/C & toilet. Main part of home has slate roof & front porch with large sandstone steps. 2-car garage with workshop area, sandstone foundation shed, a 24x32 wood sided pole barn, and a primitive 1-room log cabin in woods. Nice circle concrete driveway. Pasture/hay field, and nice woods including marketable hardwoods and pine trees. Frontage on Market St., Whitacre, and Surrey Dr. Gas & oil mineral rights are reserved. Minerva LSD. Online bidding available on real estate.

PROPERTY OFFERED AS FOLLOWS AND AS ENTIRETY:

PARCEL #1: Approx. 15.9 acres with home and buildings mentioned above. Pasture/hay field, mixture of hardwoods and pines, primitive cabin.

PARCEL #2: Approx. 8.8 acres elevated ridgetop. All wooded, predominately hardwoods. Frontage on Whitacre Ave.

PARCEL #3: Approx. 13.4 acres all wooded, predominately pines. 75' frontage on N. Market St., plus frontage on Surrey Dr. with public water available.

NOTE

Judy Libbey has retired closer to family. You'll love this property. Walk land at your convenience. For private showing of home, contact Matt Kiko at 330.327.9617.

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. Property to be offered as a Multi Par auction and sold whichever way it brings the most.

ALSO SELLING IMMEDIATELY FOLLOWING REAL ESTATE

Ferris IS5002 zero turn mower, 350 hrs.; Simplicity riding mower; Parker leaf vac wagon; old boat trailer; roughcut lumber; oil lamps; chest freezer; beds; dressers; cherry sideboard; artwork; sofas; chairs; patio table w/ 6 chairs; wicker furniture; Weber grill; Generac 550w generator; crock; Adirondak chairs; lantern; Stihl chainsaw; household goods.

TERMS ON CHATTELS

Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 14% buyer's premium on all sales, 4% waived for cash or check when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

AUCTION BY ORDER OF
Judith A. Libbey



MATTHEW P. KIKO
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REALTORS
AUCTIONEERS
ADVISORS

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