

REAL ESTATE AUCTION
10 AM SATURDAY OCTOBER 17, 2026
401 US 52 Aberdeen, Ohio

1 TO 3 pm OPEN HOUSE SUNDAY 9/13/26 and 9/27/2026

MLS# 1892525 Brown County parcel #150222040000
5.16 acres residential lots of trees, on the Ohio river



Parcel #1 Single family Transitional style residence 2 story: 3 beds, 3 full baths. 2,500 square feet, built in 1993, Walkout, Fireplace, Wood floor, deck, composition roof, central air, natural gas heat, public sewer, public water. *One-of-a-Kind Riverfront Living! Welcome to this truly unique home located directly on the beautiful Ohio River. Designed to maximize natural light and breathtaking views, the open floor plan features walls of windows that bring the outdoors in. This exceptional property offers 3 spacious bedrooms and 3 full bathrooms, along with a warm and inviting family room highlighted by a stunning stone fireplace. A 2-car detached garage provides convenience and additional storage. Nearly every room captures endless panoramic river views, creating a peaceful and inspiring setting. Outdoors, you'll find the ideal spot for a private dock with electric and water hookups already in place perfect for enjoying life on the water. A rare chance to own an extraordinary waterfront retreat!*

*Primary bedroom: Bath Adjoins, Vaulted Ceiling(s), Walk-In Closet(s), Wall-to-Wall Carpet, Second Floor

*Great room: Bookcases, Walkout, Wall-to-Wall Carpet, Wet Bar, First floor

*Kitchen: Counter Bar, Eat-in Kitchen, Walkout, Wood Cabinets, Marble/Granite/Slate

*Primary bathroom: Shower, Skylight, Tile Floor, Double Vanity, Jetted Tub

*Appliances: Dishwasher, Microwave, Oven/Range, Refrigerator, Gas Water Heater

*Features: High Ceilings, Double Hung, Insulated Windows, Skylight(s)

*Double garage, door opener

*Ripley Union Lewis Huntington School district

Parcel #2 to be offered for sale at auction. 4.59 acres across the highway with spectacular river views, offering the opportunity to build another home or enjoy as recreational ground. A rare chance to own an extraordinary waterfront retreat!

DISCLAIMER: All information contained herein is believed to be accurate but not warranted. No warranties expressed or implied, subject to all easements, restrictions, zoning, covenants and other matters of record. All measurements are approximate and not guaranteed. Any/all inspections will be at Potential Buyer's Expense prior to auction.

REAL ESTATE TERMS: 5% Buyer's Premium added to final bid. Come prepared with pre-arranged financing/bank letter. Property sells "AS IS" with no contingencies or inspections. Bidders shall rely on their own inspection and not upon any description of the Auctioneer, owner or agents. Auctioneer and Real Estate Companies are working for the seller on ly. Property sells with Owner Confirmation. All decisions of the auctioneer are final. Plum Tree Realty Purchase Contract will be written immediately following the final bid.

REAL ESTATE DEPOSIT: Required day of the auction for Property house purchased: \$10,000.00 deposit day of auction, to be deposited in escrow account of Mike Brown and Associates, LLC. Closing for property will be on or before **December 1, 2026**. Possession according to the purchase contract. If Buyer fails to close per terms of contract, **the deposit is NON-REFUNDABLE**. Seller will furnish a good deed at closing at Title Company. Any other terms and conditions will be announced day of auction and will take precedence over printed material. Taxes pro-rated to day of closing. Prospective buyers should avail themselves the opportunity to make inspection of property (real estate or personal) prior to bidding. Property sells w/good transferrable deed and marketable surveys. **2% CO-OP** to licensed **Ohio Real Estate agent** registering successful Buyer on Auction Company form and form received by auction company no later than 48 hours prior to Auction (**Absolutely no later than 10 AM October 15, 2026** to qualify for co-op with **no exceptions**. Be sure to submit your forms early to secure your buyer information, get your confirmation email!!

Listed by:

Susan Huff 859-802-2338, Huff Realty 513-474-3500
Maria Schilling 859-912-1594, Huff Realty

HUFF
REALTY

Owner

Glenda M. Smith

Mike Brown & Associates LLC, AUCTIONEERS

BETHEL, OHIO (513) 532-9366

Mike Brown, Auctioneer

Agent/Plum Tree Real Estate Marketing

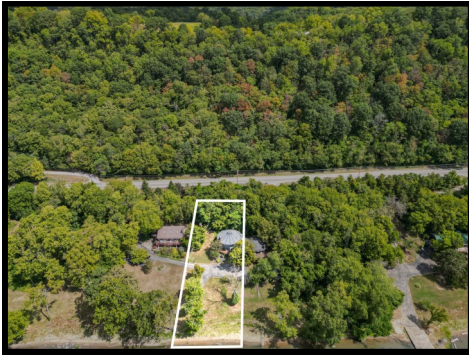
www.MikeBrownAuctioneer.com

Randy Dugan, Mike Brown Auctioneers



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