

# Home & Pond Real Estate *Auction*

ON 11.17 +/- ACRES

**Secluded Country Living – Pond  
Wooded Views – Tillable Land**

1512 County Road 90, Gibsonburg, Ohio 43431  
*Land with investment and recreational potential!*



Wed. July 30<sup>th</sup>, 4-6pm  
& Sat. Aug 2<sup>nd</sup>, 11-1pm

scan  
**ME!**



**Gibsonburg, OH  
Sandusky County**

**Bonnigson**  
& Associates



**August 9th @ 10:07 AM**  
**In Person & Online Bidding**

419-547-7777 — [info@bonnigson.com](mailto:info@bonnigson.com)

**[www.Bonnigson.com](http://www.Bonnigson.com)**

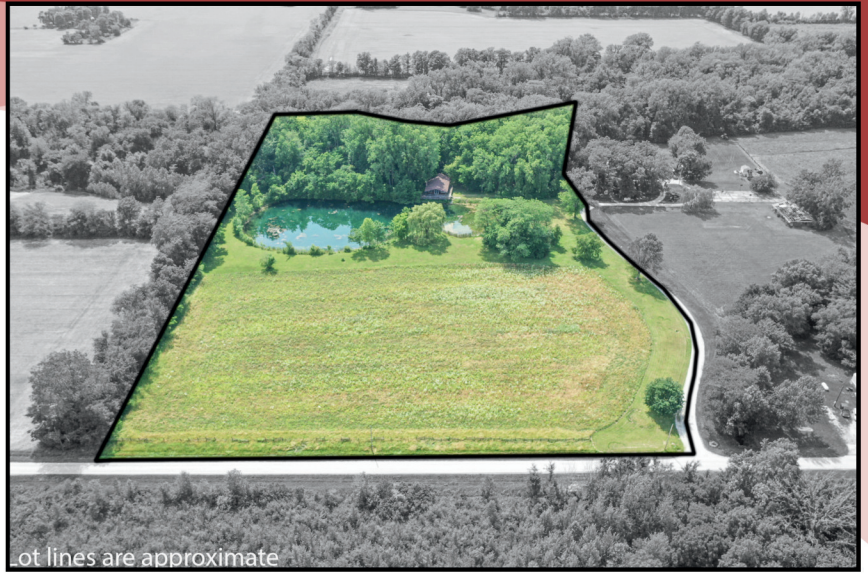


\*See complete terms on our website.



## Auction Opportunity – Bid Online or Live In Person!!

**This is your rare opportunity to purchase a beautiful 11.17± acre property tucked back a long private drive just outside Gibsonburg, OH. Whether you're looking for a weekend retreat, a serene year-round residence, or land with investment and recreational potential—this property offers it all.**



While the home and grounds will require some work to reach their full potential, they offer a canvas for the right buyer to transform into something truly special. With its natural setting, privacy, and versatility, this is a rare chance to create your ideal country escape.

### Real Estate Highlights:

- 1590± sq. ft. ranch-style home with walk-out basement
- 2 bedrooms, 1.5 baths on main level
- Cathedral ceiling great room with stone fireplace, opens to kitchen & dining area
- Natural cedar interior with exposed log rafters
- Utility/laundry room conveniently located on main floor
- Lower-level walkout basement with additional 1/2 bath – great for extra living space or storage
- 1.25± acre pond offers peaceful water views and fishing potential
- 3.3± acres tillable, ideal for hobby farming or income
- 548' of road frontage on CR 90
- Muddy Creek runs along the west boundary with mature woods between the creek and pond

### Inspection Dates:

- Wednesday, July 30 – 4:00 PM to 6:00 PM
- Saturday, August 2 – 11:00 AM to 1:00 PM

### Auction Terms:

- Property sells to the highest bidder with owner confirmation.
- A non-refundable down payment of \$10,000 is due auction day.
- Closing on or before September 19, 2025.
- Possession at closing.
- A 3% buyer's premium will be added to the final bid to determine the purchase price.
- Any desired inspections must be completed prior to auction day.

### Location:

1512 CR 90, Gibsonburg, OH 43431  
(Sandusky County Parcel #20-21-00-0001-00)  
Watch for Bonnigson & Associates auction signs!

### Owner:

Robert T. Brown  
P.O.A.: Dave Pasch

### Auction Conducted By:

Bonnigson & Associates – Auctioneers & Realtors  
Ken Bonnigson, CAI | Ken Bonnigson, Jr. | Dean A. Smith  
419-547-7777 | [www.Bonnigson.com](http://www.Bonnigson.com) | [info@Bonnigson.com](mailto:info@Bonnigson.com)



*Visit our Website for Complete Details. Call the Office with Questions.*

**(419) 547-7777** ***Bonnigson.com***