

ABSOLUTE AUCTION

MONDAY, JUNE 15, 2026, 5:00 PM
REAL ESTATE SELLS AT 5:30 PM



REAL ESTATE



INNERST AUCTION

Fixer-Upper Ranch Home

11449 ISLAND CREEK DR.,
BELOIT, OH 44609

LIVE ONSITE

AUCTION HIGHLIGHTS

- Attached Garage
- 22 X 24 Detached Shop
- 2.77 Acres
- West Branch Schools
- Dead-End Road

Also Selling Description:

- John Deere Tractor
- Furniture
- Tools



Scan for auction details, including directions.

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Information is believed to be accurate but not guaranteed.
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MEMBER SINCE 1988
MLS



REAL ESTATE

Sprawling ranch home built in 1970 with applianced galley kitchen with dining area, formal dining room, front living room with picture window, den with fireplace and hardwood floors with access to rear patio, three bedrooms all with hardwood floors, one with private half bath, plus one full bath, additional half bath, fourth bedroom/bonus room addition, front foyer entrance with guest closet. Mudroom off attached two-car garage with access to full basement under main home, crawl space under addition. Breaker electric, modern FA furnace, central air, laundry area with washer and dryer, sump pump. Home does have structural and foundation issues. Rear sunroom, covered front porch, 22 X 24 finished detached garage, small storage barn. 2.77 acres total with extra stately treed lot on dead-end road.

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.

JD TRACTOR, TRAILER, TOOLS

JD 2305 4WD tractor with mower deck and JD 200 CX loader bucket and pallet forks plus JD 260 rear mt. backhoe attachment, 915 hrs; 3 pt 6' blade; 3 pt carryall; truck toolbox; JD lawn sweeper; Werner 16' alum. Ext. ladder; Stihl M5 170 chainsaw; wheelbarrow; shop vac; router table; hand planes; Clarke 6" bench top double-shaft grinder; bar clamps; Skill bench-top drill press; Milwaukee band saw; Kobalt roller stand; 2011 Top Hat 5 X 10 trailer; lawn tools

CUSTOM-MADE FURNITURE, HOUSEHOLD, ETC

Custom made oak table and 4 chairs; foyer table; bookshelves; oak sofa table; maple rocker; oak drop-front cabinet; patio furniture; double beds; lift-top blanket chest; Lionel train and tender toys; Lionel lamp; quilt rack; bowl and pitcher portable AC unit

TERMS ON CHATTELS

Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card accepted. 4% 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

John & Rebecca K. Innerst



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REALTORS
AUCTIONEERS
ADVISORS

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