OFFERING MEMORANDUM

Online Only Real Estate Auction

CHRIS COX
AUCTIONEER
614-285-7273



circa 1951

3 bedrooms
2 full baths
1,600 sq ft
0.78± wooded acres
Private creek
3-car attached garage

Worthington City Schools

A Mid-Century Hideaway *in the Trees*

6705 Olentangy River Rd · Columbus, OH 43085

BIDDING STARTS AT
$280,000

BIDDING ENDS
Tue, Dec 1
12:00 PM Eastern

PRE-AUCTION OFFERS
Considered
See page 4

SCAN TO BID

THE PROPERTY

A Cabin in the Woods, *Minutes From Everything*

Tucked back in the trees on 0.78± acres with its own creek, this 1951 mid-century contemporary sits on Olentangy River Rd, minutes from Old Worthington, Ohio State and I-270. Properties this private, this close in, rarely come to market.

The 1950s character is intact: warm knotty pine walls, a big picture window facing the woods, original knotty pine kitchen cabinets with turquoise tile counters and a built-in wall oven. Upstairs, a bright living room with hardwood floors and a wood plank ceiling opens through a French door to a long screened porch overlooking the creek.

Outside, a rock-lined creek winds past mossy boulders beside a private deck with fire pit. A covered patio and a 3-car attached garage complete the property.

The Details

Parcel	**250-000111-00**
Built	**1951**
Bed / bath	**3 bed / 2 full bath**
Living area	**1,600 sq ft, 2 levels**
Lot	**0.78± acres, creek**
Garage	**3-car attached**
Utilities	**Well, septic, propane**
Schools	**Worthington City SD**
Township	**Sharon, Franklin Co.**
Taxes	**$6,598 / yr**



ORIGINAL KITCHEN



UPSTAIRS LIVING ROOM



SCREENED PORCH

Explore the Parcel

See the property lines and the wooded lot from above on the interactive Land id map.

View the Land id parcel tour

Source: Franklin County Auditor and Ohio Real Estate Auctions listing. Buyers should verify all information.

CHRIS COX AUCTIONEER

LOCATION AND MARKET

Worthington Schools, *a Seller's Market*

$429K	102.3%	$488,812	+4.7%
43085 median sale price, Sept 2026	43085 sale-to-list price, Sept 2026	Worthington typical home value, Aug 2026	Worthington values, year over year

The Location

Olentangy River Rd in Sharon Township, minutes from Old Worthington, Ohio State and I-270.

Step out to the **Olentangy Trail**, a popular paved bike and walking path along Olentangy River Rd connecting Worthington, the Ohio State campus and downtown Columbus.

Evening Street Elementary · 0.9 mi · 9/10
Thomas Worthington High · 0.7 mi · 9/10

The Opportunity

- **Restore**
  Bring back an intact 1951 mid-century interior.
- **Renovate and resell**
  Update an older home in a ZIP where homes sell above list.
- **Private retreat**
  A wooded creek lot in Worthington schools, close to the city.



THE CREEK



DECK AND FIRE PIT

Sources: Redfin 43085 market data (Sept 2026); Zillow Home Value Index, Worthington (Aug 2026); GreatSchools via Redfin; TrailLink (Olentangy Trail).

HOW TO BUY

Bid Online or *Make an Offer Now*

Pre-Auction Offers *Considered*

Want to secure the property before December 1? The seller will consider written offers before the auction ends. To end the auction early, an offer must be strong enough to justify setting aside competitive bidding.

1. Email your written offer with proof of funds to ChrisCoxAuctioneer@gmail.com by Sat, Nov 28, 2026 at 12:00 PM Eastern.

2. Offers follow the auction terms below: 10% buyer's premium, 10% non-refundable deposit, as-is, no contingencies, buyer pays all closing costs, close within 30 days.

3. The seller is under no obligation to accept any offer and may accept, counter or decline at their discretion.

SCAN TO EMAIL AN OFFER

Auction Terms

Online only. Bidding starts at $280,000 and ends Tue, Dec 1, 2026 at 12:00 PM Eastern.

A 10% buyer's premium is added to the high bid to set the contract price.

10% non-refundable deposit due from the winning bidder by 5:00 PM auction day.

Sold as-is with no contingencies. All inspections must be completed before the auction.

Any personal property remaining on the premises conveys with the real estate.

Close within 30 days. Buyer pays all closing costs. Short tax proration.

Marketable, insurable deed at closing with no liens or back taxes.

Showings and Closing

Private showings by appointment: call or text 614-285-7273.

Title and closing: Valmer Land Title Agency, 614-860-0005.

Realtors welcome. Complete the Realtor Registration Form on the listing for compensation.

Documents: Auditor report, sample Purchase Agreement and Realtor Registration Form on the listing page.

Register and bid
OhioRealEstateAuctions.com

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