



AUCTION

LEADING THE INDUSTRY SINCE 1945

Thursday – August 2, 2018 – 5:00 PM
Real Estate Sells At 5:30 PM

10-Acre Mini Farm W/ A Handyman Home

2 BARNES, RIDING ARENA AND SPLIT PASTURES

Also Selling: Quality Antique Furniture – Chevy Truck – Acura Integra
Horse Drawn Carts – Some Horse Tack – Hand Tools – Proof Coin Sets – Scrap Metal
Misc. Items – Mahoning County – Berlin Township – Western Reserve Schools

All sells to **SETTLE THE ESTATE** on location:

16795 Heiser Rd., Berlin Center, OH 44401

Directions: From SR 224 and Bedell Rd. take Bedell Rd. north to east on Heiser. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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Real Estate offers a 10-acre mini farm that is in need of some updates and repairs. The home features 3 bedrooms, 1.5 baths, living room, family room, dining room, eat-in kitchen, covered front porch, and a full walk-out basement that is partly finished with a fireplace. Additional features include glass block windows, central air, breaker electric and vinyl siding. Taxes per half year are \$1,727. Property includes two barns with water and electric, multiple stalls, riding arena, multiple pastures and some vinyl fencing.



TERMS ON REAL ESTATE: 15% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price, which goes to the seller. 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.

ANTIQUES: 2 organs, piano, multiple spinning wheels, Singer sewing machine, dressers, cedar chests, rocking chairs, oak benches, grandfather clock, dry washstand, Victrola record player with records and record shelf, drop leaf tables scales, bedroom furniture, dining room table and chairs, copper pots, crocks, coins proof set from 1986 to 2003 (approx. 45 sets), cut glass, collector plates, books, records, train set, board games and much more.

AUTOS: 1994 Chevy truck, vin #1GCGC29F2RE124392, needs work, 124,000 miles – 1994 Accura Integra, vin #JH4D-B7640RS013006, NOT RUNNING, 224,000 miles

MISC. ITEMS: Ford 1215 mini tractor with loader, horse drawn carts and sleighs, saddle racks, tack box, hand tools, and several misc. items. Anything may show up!

TERMS ON CHATELS: 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. Information is believed to be accurate but not guaranteed.

AUCTION BY ORDER OF: Joyce Shirley, Administrator for the Estate of Jeanne A. Abram, Case #2018ES00010



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All measurements are approximate
 and are subject to actual survey



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