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Explore Your Options

AUCTION

LEADING THE INDUSTRY SINCE 1945

Saturday – November 9, 2019 – 10:30 AM
Real Estate Sells At 11:00 AM

Jerry & Mary Jo Cross Auction

38 AC GENTLEMEN'S FARM – WOODED & VACANT LAND

Corner Tract – 2 Homes & Large Bank Barn – Offered In 5 Parcels
County Sewer At The Street – Midway Between Kent & Ravenna, OH
Ravenna Twp. – Portage Co. – Also Selling: Ford 3930 Tractor – Advertising Signs
Furniture – Generator – Household

Auctioneer Jerry Cross & Mary Jo are downsizing to smaller home.
Absolute auction, all sells to the highest bidders on location:

5615 Lakewood Rd., Ravenna, OH 44266

Directions: From Kent State University at RT 43, take SR 261 east to Summit Rd. then continue east to Lakewood Rd. and north to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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Real estate features rolling open & wooded land, county sewer at the street, and loads of road frontage. Corner tract (Lakewood Rd. & Summit Rd.) totaling 38.57 acres.

PARCEL #1: 5615 Lakewood Rd. 7.4 acres open land with one-owner custom-built home in 1988 having nice hilltop setting, long gravel & blacktop drive to peaceful surroundings. Home has 3 bedrooms & 3 full baths. Nice den/library, formal living & dining rooms, oak eat-in kitchen w/ fireplace, rear family room w/ vaulted ceiling plus leads to nice patio. Full basement w/ walkout. Home has gas FA furnace (new 2 years) C/A, city water & septic. Large covered front porch, 2-car attached garage, vinyl siding & steel roof complement this home. 2,278 sq. ft. living area with 7.4 acres. You'll like this parcel!

PARCEL #2: 5607 Lakewood Rd. Features 5.01 acres land with century farmhouse and large bank barn. Vi-

nyl sided home with 4 bedrooms & 2 full baths. Large open kitchen & dining. Full basement. Also, nice vinyl sided & steel roof bank barn w/ horse stalls below. Barn has been well cared for. Adaptable to nearly any 4-H livestock projects!

PARCEL #3: 5.08 acres vacant land with 314' road frontage on Lakewood Rd. County sewer just across the street. Land lays very nice.

PARCEL #4: 6.68 acres vacant land. Corner tract with 1,000'+ road frontage. Nice setting here!

PARCEL #5: 14.4 acres open & wooded land. 267' road frontage on Summit Rd.

NOTE: Walk this land over at your convenience. Call George or Theresa for help with financing any of these parcels. Land offered in parcels, will not be offered together.



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, 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. Property to be sold as Separate Parcels and not to be offered as an Entirety.

SELLING AT 10:30 AM: Advertising tin signs – Dep. dresser with mirror – theater seats – quilting frame – rug loom – dresser & vanity set – mission oak bookshelf – pots & pans – kitchenwares – rockers – Vic. settee and chairs

SELLING AFTER THE REAL ESTATE, APPROX. 11:45 AM – TRACTOR – EQUIP.: Clean Ford 3930 diesel tractor with 680 hrs. – Dayton 5,000W gas generator – 3pt boom – 3pt Woods 6' brush hog – 3pt blade – 3pt carry all – Dayton heater – hand tools – ladders – sleds – Ravenna marked stone – cedar round picnic table – porch swing – lawn roller

NOTE: It is our pleasure to be working for Jerry & Mary Jo. Very nice property!

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. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

AUCTION BY ORDER OF: Jerry & Mary Jo Cross, Trustees

