



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**WEDNESDAY – MAY 8, 2019 – 5:00 PM**  
**REAL ESTATE SELLS AT 5:30 PM**

## **Easy-Keeper Ranch Home – Louisville, OH**

**3 BEDROOMS – 1.5 BATHS – OUTBUILDING**

Also Selling: Furniture – Household

Absolute auction, all sells to the highest bidders on location:

**146 CALIFORNIA AVE., LOUISVILLE, OH 44641**

Directions: Take California Ave. south of RT 62 or north of Louisville St. to address. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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Real estate features 3 bedrooms and full bath on the main level. Nice oak kitchen & dining room, front living room, and nice rear family room w/ vaulted ceiling. 1-car attached garage. Full basement w/ gas furnace w/ CA, shower bath, workshop area, and storage. Rear Yankee barn. Vinyl sided w/ concrete drive. City utilities. Taxes are \$568.69 per half year. Louisville Schools. Home open at 3:00 PM auction day. Come prepared to buy!

**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.

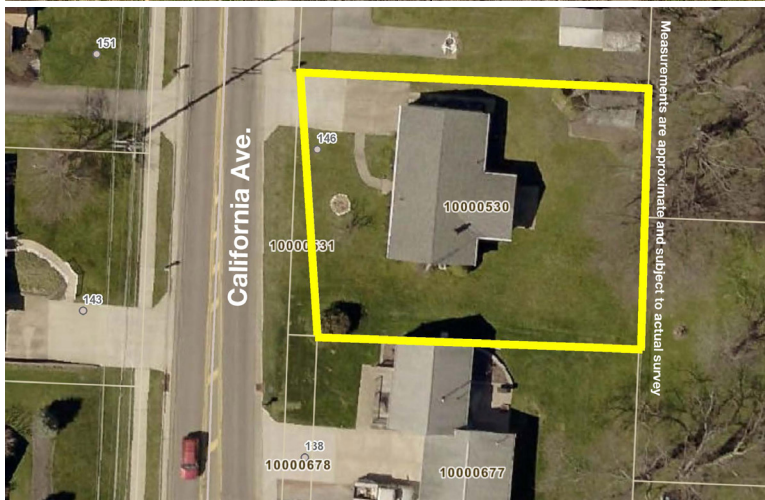
**FURNISHINGS:** Maple step-back china cupboard – Maple dinette w/ 4 chairs – End tables – Floor lamp – Shadowbox – Sofa – Stereo – Flat-screen TV – Ansonia wall clock – vacuum – Double bed & dresser – 3-pc. bedroom suite – Lamps – Patio furniture – Barometer – S.Q. washer & dryer – Canning supplies – Beam bottles – Wood organizer – Metal tool cabinet – Carlton china set – Stemware – Hand tools – Bolt bins – Push mower – Saw horses – Anything may turn up!

**TERMS ON CHATTELS:** Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard 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:** Joseph Martz Trustee of the Betty Clark Trust



Auctioneer/Realtor®  
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