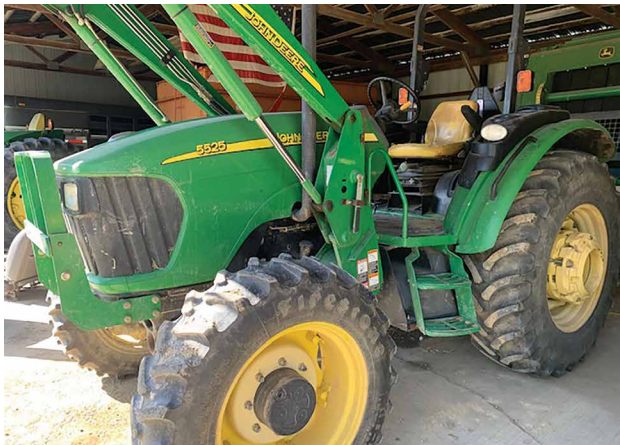


One-Owner JD Tractor 5525 4WD W/ Loader – Class “B” Motorhome – Polaris Ranger 700XP – Quality Furniture – Household: One-owner 2007 Roadtrek RS adventurous Sprinter 210 – Class B 21’ w/ 2500 D Mercedes diesel, auto, loaded, only 31,000 miles – one-owner 2006 JD 5525 MFWD w/ 542 loader, 500 hours – one-owner JD 3 pt. 10’ MX10 brush hog – one-owner Polaris 700 XP Ranger, winch, ft. blade – misc. garden tools – hardware – etc. – fuel tank – 2 folding Trek F400 navigator bicycles, very good – Beautiful Homestead quarter sawn oak large roll-top desk w/ computer pull out and triple glass door bookcase top – matching Homestead bookcase 2D & 4 drawers – Homestead flat-wall cupboard – La-Z-Boy recliner – leather sofa – La-Z-Boy loveseat sofa bed – king-size metal bed – oak sofa tables – oak open bookcase – tile-top coffee and lamp tables – tall oak open cabinets – wicker loveseat – 3 hickory curved bar stools – oak DR table w/ 6 Georgian chairs – spinet Baldwin piano – cedar chest – ice cream parlor table and chairs – 3 pc. oak matching bedroom suite no bed – Champion juicer – pet cage – food warmers – ping-pong table – Sploar 12 ga reloader – general household items – inflatable dingy boat – shovels – pipe wrenches – assorted tools - comforters – lamps – etc.

**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: Tim & Pat Lanzer, Co-Trustees





Auctioneer/Realtor®  
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# AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

**SATURDAY – OCTOBER 31, 2020 – 10:30 AM**

**REAL ESTATE SELLS FIRST**

**Timothy J. & Patricia L. Lanzer Trust**

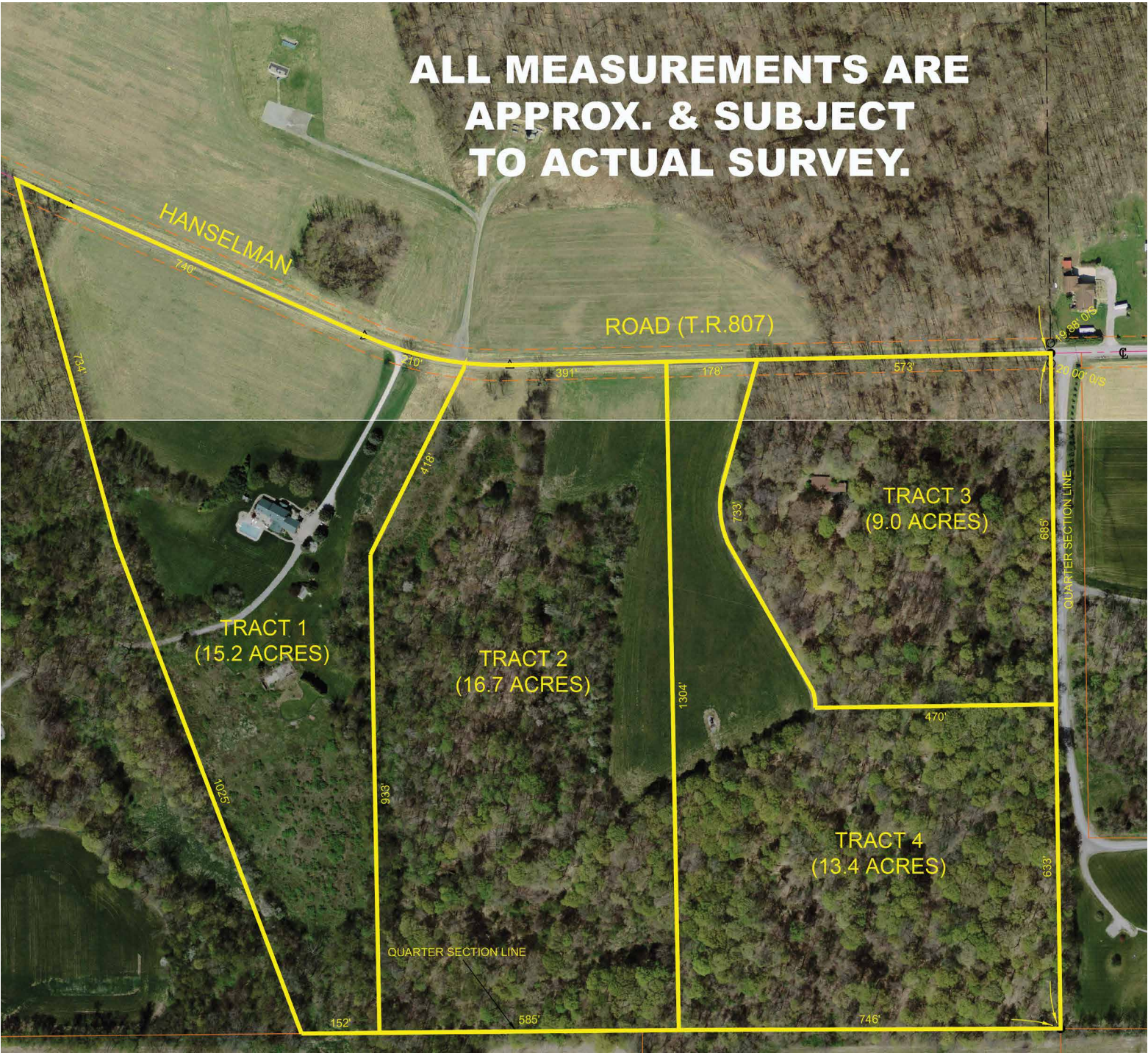
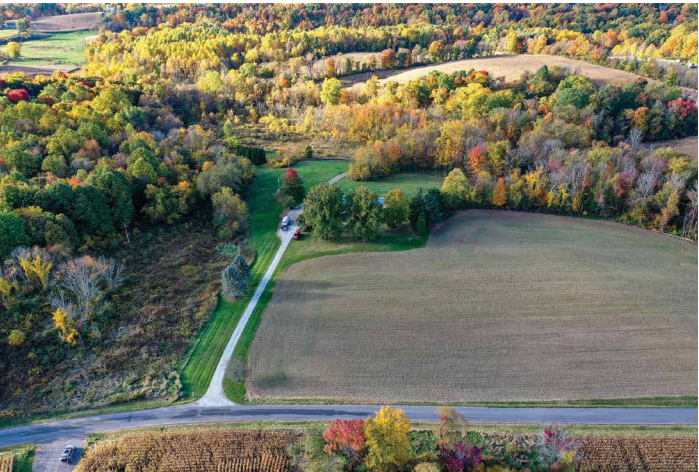
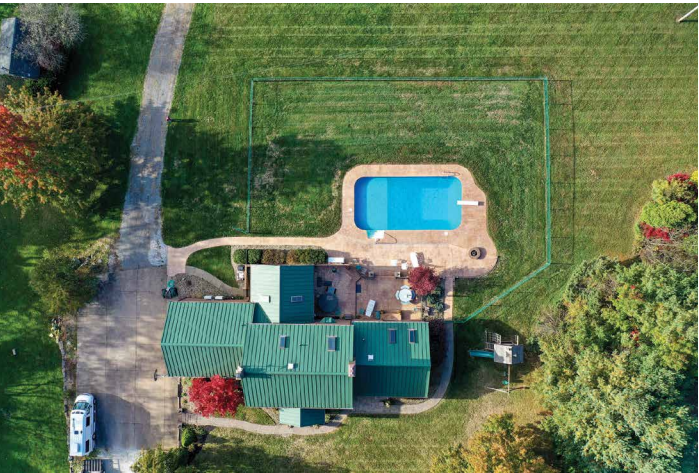
55 ACRES SOLD IN PARCELS – VERY SECLUDED – 2/3 WOODED  
KNOX TWP. – WBLs – COLUMBIANA CO. - QUALITY BRICK 3,000+-SQ-  
FT. HOME WITH INGROUND HEATED POOL – FREE GAS ON 16 ACRES –  
(4) WOODED AND OPEN BUILDING AND HUNTING PARCELS RANGING  
FROM 9 ACRES TO 17+ ACRES EACH

Also Selling: JD MFWD Tractor - Motorhome – Furniture – ATV – Household

ABSOLUTE AUCTION, All sells to highest bidder(s) on location:  
**22029 HANSELMAN RD., HOMEWORTH, OH 44634**  
Directions: Take Rt. 183 south of Alliance or north of Minerva to Hanselman Rd. and east. Watch for KIKO signs.







**Sold in parcels only. You'll love these parcels.  
Followed by motorhome, tractor & furniture**

**Parcel #1** – 15.2 acres with 3,000 sq. ft. all brick home – three bedrooms – 3 baths – beautiful master bedroom with cathedral ceiling plus great room with cathedral ceiling and Hickory hardwood floors – overlooking new concrete fenced outdoor patio with hot tub, 20 X 20 screened-in porch with knotty-pine ceiling & skylights – heated 20 X 40 inground pool - Hickory applianced raised-panel kitchen – dining room – den – good basement – 24 X 24 two-car garage – free gas, hot water boiler heat plus Halcyon central air and heat units – like-new standing seam metal roof – gorgeous setback – excellent hunting and nature – a must see – quality throughout. Very quiet setting.

**Parcel #2** – 16.7 acres – 2/3 wooded – great building site with woods, timber and hunting

**Parcel #3** – 9 acres – lots of frontage – all wooded – water well – large timber – level to gently rolling

**Parcel #4** – 13.4 acres – free gas – 90% wooded hideaway with timber – lays really nice – a real eye pleaser.

**Note:** #1 sold first, 2, 3 & 4 sold by acre, choice. Will not be offered as a unit at end. You'll love this property. Maps at site or visit us on the web. Walk land at your convenience. Home shown by appointment only.

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

