



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**THURSDAY – JULY 1, 2021 – 5:30 PM**

## Alta Hershberger

**CLEAN THREE-BEDROOM, TWO-BATH RANCH HOME WITH NICE ONE-BEDROOM APARTMENT ADDITION – 2,124 SQ. FT. - FULL BASEMENT – TWO-CAR & 1 1/2-CAR DETACHED GARAGE & WORKSHOP – 2.59 ACRES – GREAT COUNTRY VIEWS**

Also Selling Wood & Pellet Stoves – Misc. Furniture – Tools – Etc.

Absolute auction, having suffered the loss of her husband Leroy, Alta is downsizing, all sells to the highest bidders on location: **9180 BERRY RD. NE, KENSINGTON, OH 44427**

Directions: From Rt. 30 take Rt. 644 east to Mechanicstown Rd. and south 1 mile to Berry Rd. and bear left on Berry Rd.

Watch for KIKO signs.



Owned for 25 years, good well-kept. Main home 1,440 sq. ft., three bedrooms, 2 baths, oak kitchen, dining room with patio doors to deck, living room, full basement, later addition 684 sq. ft. 1 bedroom and bath, laundry, kitchen, living room combo with basement, separate furnaces, could be used as one or two family. LP gas heat, central air on main home. 23 X 24 two-car garage with OH door plus 20 X 20 1 1/2-car garage or shop with OH door. 2,124 total sq. ft. living area. Built 1994. Addition in 1999. Very nice set back and great views. Shown by appointment or open 2 hrs before sale.

**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.



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**Pellet & Wood Stoves – Household – Tools:** Brockwell pellet stove, very good – air-tight wood stove – misc. garden and hand tools – cultivator – 2-wheel garden trailer – power tools – toolboxes – few jars – 2 homemade quilts – auto washer – 2-door file – glider and platform rockers – sofa – Dep Era china cabinet – small desk – Mah. dresser with mirrors – dehumidifier – wood ladder – wheelbarrow – wood chairs – misc.

**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.



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