



AUCTION

LEADING THE INDUSTRY SINCE 1945

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TUESDAY AUGUST 10, 2021 – 12:00 PM
REAL ESTATE SELLS AT 12:30 PM

“Guardianship Auction”

Solid Brick Ranch Home - Two-Car Garage
Needs Some Updating - Nice Corner Lot

NIMISHILLEN TWP. – STARK CO., OH

Also Selling: Lincoln Town Car – Ford - Antiques – Furniture – Household

5235 Ault Ave., Louisville, OH 44641

Directions: Take Broadway Ave. north of US Rt. 62 to Broadview Ave., go west to Ault Ave. and address. Watch for KIKO signs.



REAL ESTATE: Real estate features an all brick ranch home built in 1971 with 1,300 SF. Recent updates include new windows 2015, new furnace 2009, well pump 2020, and pressure tank 2019. Main level has 3 bedrooms (one bedroom has washer/dryer hookup), full bath, living room w/ fireplace, dining room, kitchen w/ appliances, and breakfast nook. Large 2-car attached garage. Full basement, shower and half bath, rec room area. Gas FA furnace w/ C/A. House has Stark Co. sewer & drilled well. Current taxes \$1,046.38 per half year. Home needs updating, nice area of homes, convenient location.

CHATTELS: 1984 Lincoln Town Car, 142k Miles – 1994 Mercury Topaz, 105k Miles – Ornate Oak Server – Claw-foot Dining Table W/ Pressback Chairs – Custom Oak Wall Cabinets – Corner Cupboard – Bedroom Furniture – Glider – Maple Dressers – Glass Curio – Boyds Bears – Hand Tools – Chest Freezer – Serv. 12 China Set – TV Stand – Bolt Bins – Toolbox – Usual Kitchenware – Etc.

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.

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

AUCTION BY ORDER OF: Kevan Lewis, Guardian for Corrine Dayton, Stark Co. Probate case #238909.



Auctioneer/Realtor®
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