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AUCTION

LEADING THE INDUSTRY SINCE 1945

WEDNESDAY - SEPTEMBER 29, 2021 - 5:00 PM
REAL ESTATE SELLS AT 5:30 PM

Clean Three-Bedroom Brick Ranch **LOUISVILLE, OH - STARK CO. - LOUISVILLE CSD**

Also Selling: Furniture - Household - Misc.

On-Site Auction With Online Bidding Available On Real Estate

Absolute auction, all sells to the highest bidder(s). Location:

1559 California Ave., Louisville, OH 44641

Directions: From SR-44 & SR-62 head west 1 mile then turn north onto California Ave. for .3 miles to auction. Watch for KIKO signs.

REAL ESTATE: Well-maintained three-bedroom brick ranch on .3 acres. The main floor features a spacious living room, updated dine-in kitchen with a walkout four seasons room, three bedrooms, full bath and half bath off kitchen. Attached two-car garage with 7x16' overhead door. Partially finished basement with large family room, wood burning fireplace, unfinished portion with plenty of storage, fruit cellar, shower and laundry room. Secluded backyard with stately oak tree. Half year taxes, \$808. Stark Co. parcel #3602533. Solid, clean, move-in ready home! Louisville Schools! Call auctioneer for details on how to use your current home to buy this one! Home open for viewing auction day at 9:00 AM.

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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HOUSEHOLD: Upright Frigidaire freezer - vintage round oak table - Eden pure heater - upholstered furniture - Lazy-Boy recliner - oak dining table with (4) chairs - vintage tin toys - antique Studebaker manuals - retro table and chairs - antique kitchen hutch - Visionware cooking ware - crockpot - Sun-beam mixer - Pyrex - pots/pans - flatware - wall décor - luggage - firewood - vinyl records - vintage Showcase floor lamps - HighPoint fridge - Christmas décor - WWI pics in frames - twin bed - file cabinets - stereo - sweeper - antique card games - tea table - knee hole desk - cigar box - oil lamps - gas grill - microwave - Craftsman portable air compressor - folding picnic table and benches - yard tools - coolers - Craftsman leaf vac - hand tools - hardware - camping stove - misc. items not mentioned.

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.



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