



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**FRIDAY – OCTOBER 29, 2021 – 12:00 PM**  
**REAL ESTATE SELLS AT 1:00 PM**

## 1,700+ Sq. Ft. Two-Story Home

**THREE BEDROOMS – 2.5 BATHS - .5 ACRE LOT – WOODRIDGE SCHOOLS – PUBLIC UTILITIES – CUYAHOGA FALLS – HOME IS DATED – NICE LOCATION – TWO-CAR ATTACHED GARAGE**

Also Selling: 2012 Ford Transit Connect Work Van – Tools – Furniture – Misc.  
Real Estate & Contents Both Sell Live

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

**730 WOODBROOK RD., CUYAHOGA FALLS, OH 44223**

Directions: Take Northampton Rd. south of Steels Corners Rd. or north of Portage Trail Ext. W to Woodbrook Rd. and to auction.

Watch for KIKO signs.



**Real Estate:** 1,796 sq. ft. home with large kitchen, main-level laundry, dining area, front living room, den with fireplace, remote office, front foyer with half bath all on main level. Three bedrooms up, one is a master with shower bath. Also a second full bath up. Hardwood floors under carpet. Two-car attached garage, alum. siding, shingle roof approx. 10 years old. Partial basement, modern FA gas heat, 100 amp electric.

**Note:** Home open 10 AM auction day. Bring your contractor to look it over.

**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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**Truck – Anvil:** Yard Machine rototiller with Honda engine – space heater – 6’ fiberglass stepladder – circular saws – hand tools – Lincoln 225 stick welder – Ryobi 10” bench-top drill press – anvil 23” long, 3 1/2” wide – radial arm saw – double-shaft grinder – Coleman stove and lantern – copper plumbing valves and fittings – shop vac – Dremel – hand dolly – power sewer snake

**Furniture – Collectibles:** Matching dressers – early chest of drawers with marble insert – poster bed – costume jewelry – sad iron – several Royal Doulton Toby mugs – several dozen older board games – mat. sofas – early beer can collection – knee-hole desk – etc.

**2012 Ford Transit:** Connect work edition, 44K miles

**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:** Dennis & Mary Ann Bates



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