



AUCTION

LEADING THE INDUSTRY SINCE 1945

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**SATURDAY – APRIL 9, 2022 – 1:00 PM
REAL ESTATE SELLS FIRST**

THREE-BEDROOM, TWO-BATH HOME – FREE GAS – TWO-STORY BARN – DOUBLE CORNER LOT – COLUMBIANA CO. – NORTH GEORGETOWN VILLAGE – WEST BRANCH SCHOOLS

Also Selling: Craftsman Stack Toolbox – Kitchen Appliances – Misc. Household

Absolute auction, owner relocating out of the area, all sells to the highest bidders on location:

27455 MAIN ST. (GEORGETOWN RD.), NORTH GEORGETOWN, OH 44665

Directions: Georgetown Rd. east of Union Ave. (Rt. 183) or west of Salem to North Georgetown. Corner of Georgetown Rd. & Rochester Rd. Watch for KIKO signs.



Country-style home, 1,600 sq. ft. of living area, features front dining room, oak kitchen with galvanized ceiling, living room with wood-plank floors, remodeled bathroom and laundry room with body spray shower system and LG washer and dryer and master bedroom. Two bedrooms up, central landing area used as sewing space, full bath with jet tub, copper sink and built-in storage. Walk-out basement, modern gas furnace, central air, 200-amp. electric. Metal roof 2019, plumbing lines updated 2018, some replacement windows. Free gas and also connected to gas off the street for back-up. Two-story barn, former blacksmith shop with electric, overhead door, one horse stall and storage space, fenced paddock. Septic and well.



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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Appliances - Toolbox - Tools - Furniture: SS Frigidaire refig. with top freezer - SS GE French door refig. with double freezer drawers, ice, and water - SS Kenmore gas range - 3 pallet cabinets - oak pantry cabinet - Mah. server - sofa and loveseat - chest of drawers - Craftsman stack model toolbox - 30-gal. upright air compressor - self-propelled push mower - Toro snowblower - Ryobi table saw - DeWalt cordless tools - 2 Rubbermaid stock tanks - wheelbarrow - garden tools - upright freezer - 2 electric roasters - galv. drying pan - SS double wash vat - oil lamp - canning jars - glass bottles - shake mixer - mirror - 2 Lifetime folding tables - 2 elec. radiant oil heaters - yellow tablecloths - milk can

TERMS ON CHATELS: 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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Auction By Order Of: Lorie J. Yarrison