



AUCTION

LEADING THE INDUSTRY SINCE 1945

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TUESDAY - JUNE 28, 2022 - 4:30 PM
REAL ESTATE SELLS AT 5:00 PM

Handyman Home **30'x40' Garage W/ Apartment – 1 Acre** **CENTER TWP. - CARROLLTON SCHOOLS**

Also Selling On-Site Only: Lawn Tractors - Hot Tub - Contents

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

1110 Kensington Rd., Carrollton, OH 44615

Directions: Take Kensington Rd. (Rt. 9) north of Carrollton or south of Rt. 171



REAL ESTATE: Country living, close to town! Potential to produce dual income! Handyman bungalow home in a great location. Situated on 1.07 acres, having 2 bedrooms and 1 full bath. Public sewer and water. 1,568 SF. First floor laundry. Home has aluminum siding, vinyl windows, gas FA furnace, and updated 200-amp breaker electric. New hot water tank in 2020. New central air system in 2017. Half year taxes are \$697.26. The 30' x 40' garage was built in 1960 and includes a 1-bedroom, 1-full bath living area above. Cement floor below. Gas FA furnace heats top and bottom. Updated steel roof. Electric is billed separate from the home. 3 additional storage sheds included on the property. Carroll County parcel #09-0000486.000.

NOTE: Online and live bidding available for real estate only. Real estate will sell at 5:00 PM. Home will be open for viewing at 2:00 PM auction day.

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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2722 Fulton Dr. NW, Canton, OH 44718
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**HANDYMAN HOME - 30'X40' GARAGE W/
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LAWN TRACTORS - HOT TUB - CONTENTS
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CONTENTS: Simplicity riding mower, hydrostatic, 42" deck, 22hp, runs good - 2016 South Seas Spas hot tub - Craftsman riding mower - Massey Ferguson 10 lawn tractor - Massey Ferguson 12 lawn tractor - Mercury 9.8 hp outboard motor - Lawn tractor cultivator, single bottom plow - Ramps - Galvanized wash tub - Milk cans - Concrete garden statues - Propane grill - Oak washstand - Large corner cupboard - Oak drop front bookcase - Antique blanket chest - Meat cleaver - Tools - Antiques - Collectibles - Holiday decor - Kitchen items - Household items - Poulan chainsaw - La-Z-Boy recliner - Oak dining table w/ (4) chairs - Fishing tackle - Lawn tools - Galvanized sprinkler can - Power miter saw - Holiday wood cutouts - Metal lake chair - Pitcher pumps - Cast iron kettles, cracked - Antique corn sheller - 10 & 20 gal. crocks, cracked - Park bench - Lionel train set - etc.

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: Ronald & Marsha Betz



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