



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**WEDNESDAY – SEPTEMBER 7, 2022 – 5:30 PM  
REAL ESTATE SELLS FIRST**

**Leonna M. Stoller & Jeffrey R. Stoller Estate**  
**AUCTION #1 – FIXER-UPPER COTTAGE HOME ON 5 LOTS**  
**AUCTION #2 – 32 X 54 POLE BARN SHOP ON 3 LOTS**  
**LAKE PLACENTIA – KNOX TWP. – COLUMBIANA CO.**  
**WEST BRANCH SCHOOLS**  
**ONLINE BIDDING AVAILABLE FOR REAL ESTATE**

Also Selling: Misc. Tools – Lawn Tractor – Etc.

To settle the estate, all sells on location:

**3379 LAKE ST., BELOIT, OH 44609**

Directions: Take Westville Lake Rd. south of Rt. 62 to Lake St. and left. Watch for KIKO signs.



**Auction #1:** Fixer-upper cottage home – 1,090 sq. ft., partial basement, built 1940, two bedrooms, alum. siding, shingle roof, carport, natural gas heat, kitchen, dining room, bath, large master, needs lots of TLC, on 5 lots.

**Auction #2:** 32 X 54 pole barn on 3 lots, concrete, electric, good storage or workshop. Located across road from Auction #1.

Selling choice, take one or two or both. Open 2 hours before sale time.

**TERMS ON REAL ESTATE:** 15% 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. Property to be sold as Separate Parcels and not to be offered as an Entirety.

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**Lawn Tractor & Misc.:** Cub Cadet 1056 with deck – shop smith – Delta belt sander – mower – sander – 2 high-wheel mowers – engine stand – bench grinder – misc. tools – hub caps – hardware – scrap iron – other misc.

**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:** Jeri Crum executor of Leona M Stoller Estate and Jeffrey R. Stoller Estate. Col Case #'s 2020ES00140 & 2019ES00080



Auctioneer/Realtor®  
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