

# ABSOLUTE AUCTION

## Garrison Estate

Wayne County

**VEHICLES & MOWER:** 2002 Ford F-250 2 WD pickup truck w/single cab, 8' bed,, cloth interior, with only 9,853 miles, it's as good as it looks SN 1FTN-F20L02EB03337; 2005 Ford Taurus SE w/V-6 engine, power windows, A/C, very clean car w/76,132 miles (SN 1FAPP53225A178239); Cub Cadet mod. hydrostatic drive mower w/ 44" deck; International 682 garden tractor w/44" deck; walk behind sp mower; steel lawn roller; Parker lawn sweeper; Stihl FS 66 weed eater;

**FARM EQUIPMENT & MISC.:** '90 Ford 7610 Diesel tractor w/3 pt., ps, dual remotes, 18.4x30 rears, hrs. unknown, runs good; Ford 5600 D. tractor w/ single remote, 3 pt., 540 pto, 18.4x30 rears, estimated under 4000 hrs.; '72 Ford 2000 gas tractor w/3 pt. & ps; NH 477 (7') haybine; Pequea mod. 910 pto tedder; NH 273 baler w/kicker; 4 pipe rack bale wagons stored inside and in good condition - 1 - 18', 3 - 16'; Ford 3 pt. 2 x16" plow; Bush Hog mod. RDTH72 3 pt.. 6' bush hog; Ford 3 pt. 6' brush hog; NI 12A ground drive manure spreader; Ford 3pt. post hole digger; Cyclone 3 pt. pto seeder; 3 pt. 7' blade; 3 Ford suitcase wts.; good round bale feeder; 10' poly pasture feeder; 100 gal. Rubbermaid water tank; galv. water tanks; wheel barrow; barbed wire; elec. fencer and other fence supplies; wagon load of misc. including some hand tools; livestock show box; some misc. show supplies; 30" Lasko fan on stand; log chains; binders; ¼ T. Come-A-Long; old Homelite chainsaw; hand seeder; shop vac.; socket sets; Bench vise; ExCell pressure washer w/elec. motor (1000 psi); Troy Bilt power washer 2450 psi; floor jack; Power Kraft 230/180 AC/DC stick welder; metal tool box for truck; alum. ext. ladder;



**APPLIANCES & CHINA:** Frigidaire Gallery 30" elec. range; Maytag refrigerator w/bottom freezer; Kenmore 20 cu. ft. upright freezer; Crosley electric dryer ; LG flat screen TV; Rainbow sweeper; Hoover upright sweeper; Emerson Humidifier; Hoover upright Wind Tunnel; window fans; several crock-pots (some new); Gott coolers; selection of small kitchen appliances; Set of Corelle dinnerware; French Garden china service for 12; lots of Tupperware and Rubbermaid; canning jars; artificial Christmas tree.

**FURNITURE:** 2 Tan Lazy Boy Recliners; Tan Early American Living Room suite w/Davenport, Love Seat, and Arm Chair by England Corsair; also a plaid England Corsair davenport & chair; knee hole desk; small maple dinette drop-leaf table w/two chairs; DR ext. table w/6 chairs and matching buffet; small corner cupboard; small one pc. china cupboard; king size bed complete; 3 pc. Standard BR suite w/bed, chest of drawers, & dresser w/mirror; standard bed complete; dresser; 2 small chests of drawers; night stands; single bed; vanity; armoire chest; hall tree; oak bookshelf; rocker/recliner; console stereo; misc. stands; 4 Samsonite chairs; rugs; lots of bedding and soft goods (some of it new); rugs; luggage; floor & table lamps; Zenith color console TV; Yard Swing; box lots of household misc.



**COLLECTIBLES & MISC.:** 8-10 quilts; Wooden upright butter churn; GWTW type lamp; Fenton glassware; hand painted china; crockery bowls; Adv. yardsticks; The Creiner Dairy pt. milk bottle (Zanesville); Meadow Gold ½ pt.; few store bottles; Snoopy Lunch pail w/Thermos; Family Affair Lunch pail w/Thermos; few old toys; 1970's Easy Bake Oven; 4 1970's Barbies with additional clothes; Royal Sabre portable manual typewriter; Singer old fashion portable sewing machine; cookbooks; Lawn & Garden Tools; jumper cables; ext. cords; hose; gas cans; 18v blower; step ladders; Rubbermaid trash cans & containers.



CHATTEL TERMS: CASH or CHECK • LUNCH STAND

Visa/Mastercard/Discover/Am. Express - 5% BP waived for cash or check



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## Garrison Estate

Two properties in Pleasant Home Congress Twp. - Wayne Co. - Northwestern LSD

Ford Pickup - Ford Taurus - Farm Equipment Household Goods - Collectibles



10245 W. Easton Rd



9620 N. Elyria Rd

**SATURDAY, OCTOBER 1ST**

9:30 AM Chattels - 12:00 Noon Real Estate

[www.RES.bid](http://www.RES.bid) - (833) 765.3737



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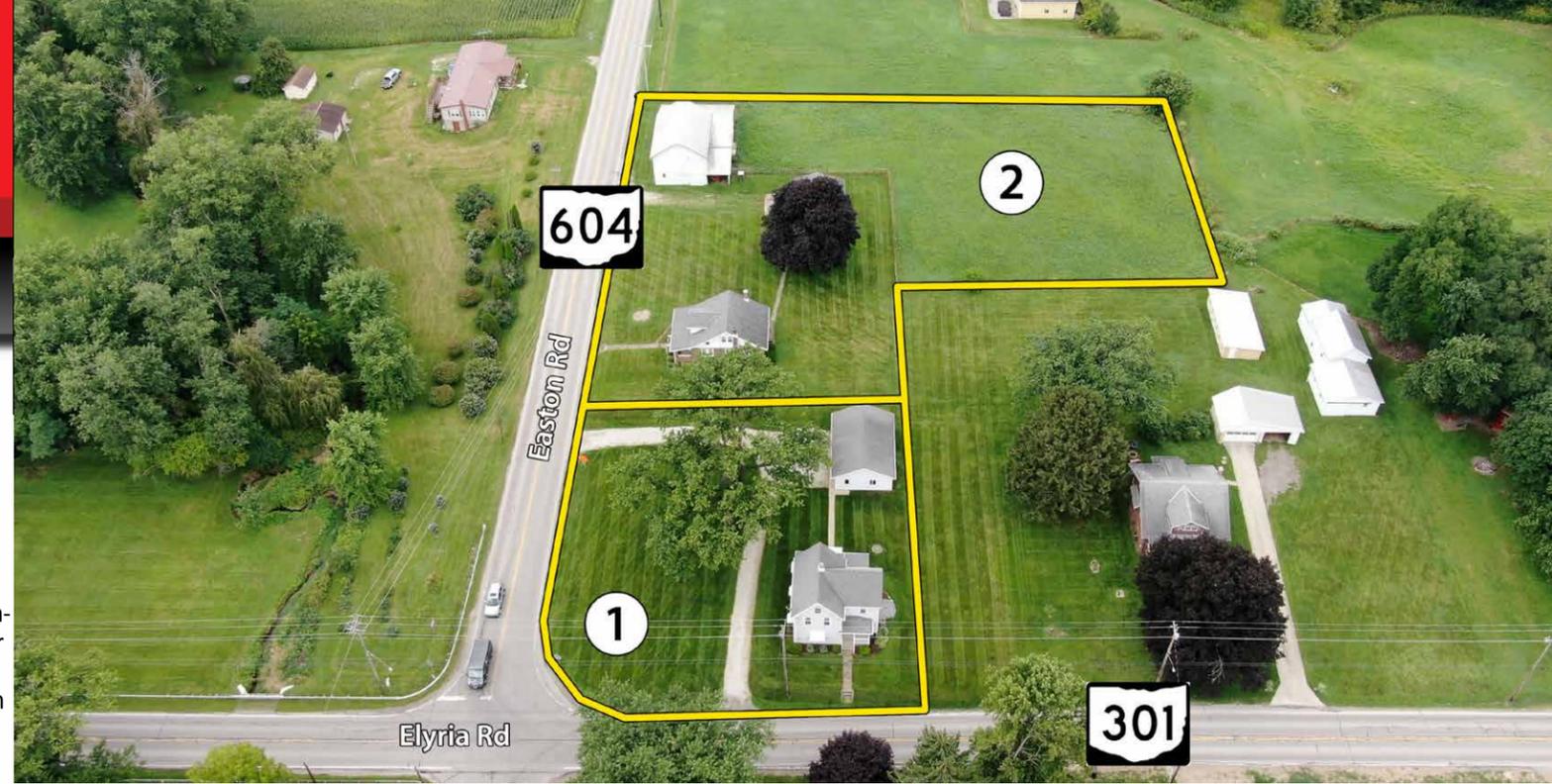
## Garrison Estate

### Wayne County

To further settle the estate of Mrs. Harold "Mary Jo" Garrison all will sell on location 9620 N. Elyria Rd. West Salem, OH. The properties are located at the intersection of SR 301 (Elyria Rd.) & SR 604 (Easton Rd.) in the village of Pleasant Home.

**SAT., OCTOBER 1ST, 2022**  
**9:30 AM CHATELLETS - 12:00 NOON REAL ESTATE**

**PROPERTY #1:** This is a great family home and is located at the corner of 301 & 604. The residence is a 2 story-home built in 1910 that has been well maintained and updated over the years. The first floor includes a spacious eat in kitchen with Schrock cabinets including a large pantry cabinet. The remainder of the first floor includes a dining room, living room, family room, utility/ laundry room and half bath. Upstairs are three bedrooms and a full bath. Spacious closets are included in 2 of the bedrooms The home has a full basement for lots of additional storage. The original windows have been replaced with vinyl tilt-ins, the natural gas furnace was updated in '96, and the home has central air. Enhancing the property is a detached 24' x 36' three bay garage w/ OH doors & openers. All of this is situated on a .714 acre lot. A private water well and onsite septic system service the property.



**PROPERTY #2:** This property built in 1936 joins property #1 to the west and consists of a well-maintained brick bungalow home, a detached 24' x 36' garage, and a flat barn w/lean-tos, on 1.66 Acres. The first floor includes the kitchen, dining room with original built in shelves, large living room, office or bedroom and full bath. There is a wonderful front porch off of the living room with room for a swing. Upstairs includes 3 bedrooms with storage space located in each. The full basement



includes a built in shower, laundry hook up and laundry shoot from the first 2 levels as well as plenty of storage space. Updates include a natural gas furnace in 2019 and vinyl tilt in windows. There is no Central Air. The vinyl sided detached garage includes a storage area with workbench. A well built home, a spacious detached garage, barn and fenced pasture give you all the elements of country living. Comfortable, Affordable, Attractive, and Enjoyable are all adjectives that describe these properties in Northwestern School District.

**TERMS:** The properties will be sold separately. We require a non-refundable down payment of 10% of the purchase price at the close of the auction with the balance to be paid in full at closing in approximately 45 days. Immediate possession will be given at closing. There is a 5% Buyer's Premium in effect for this auction. There are no financing contingencies.

**TITLE:** The sellers will provide a fiduciary deed and certificate of title at their expense and will offer to split the fee for an owner's policy of title insurance.

**TAX & LEGAL:** Property #1- Parcel No. 27-00264.000 - The taxes are \$634.41 per half year excluding the Homestead exemption. Property #2 - Parcel No. 27-00687.000 - The taxes are \$971.84 per half year. Both are located in Northwestern Local School District. All taxes will be prorated to the date of closing.



### OPEN HOUSE:

Both homes will be open for inspection on Monday Eve., September 19<sup>th</sup> • 5-7 PM.

Other showings are available by appointment. Call Steve Andrews at 330-465-8498 - Seth Andrews at 330-466-5471 - RES Auction Services at 833-765-3737

SETH ANDREWS, BROKER 330-466-5471 - Assisting Auctioneers: ANDY WHITE & DREW TURNER



Auction By Order Of  
 BRAD, BRIAN, and LISA GARRISON,  
 EXECUTORS  
 Estate Of MARY JO GARRISON  
 Bob Reynolds, Attorney For The Estate  
 Wayne Co. Probate Case  
 No. 2022-PB-E 000123

