

ESTATE AUCTION

TUESDAY EVENING JUNE 4TH, 2024

RANCH HOME * 2 LOTS • 2018 MALIBU • JD RIDING MOWER
HOUSEHOLD FURNISHINGS * COLLECTIBLES



OPEN HOUSE

**TUESDAY EVENING
MAY 21ST 4 - 6 PM**

OTHER SHOWINGS, PLEASE CALL
JON MAST 330.763.3883



A Briar Hill stone ranch home and 2 building lots will be offered separately and together and will sell whichever brings the most. Located in the Killbuck Heights Allotment, the house and Parcel 2 front on Mark Ave. and Parcel 3 fronts on Bucy Dr.

LIVE ON-SITE AUCTION

**4:00 PM CHATELLETS
6:00 REAL ESTATE**

LUNCH STAND



5107 S. Jefferson Rd., Wooster, OH 44691

330.262.9186



375 Fry Road, Wooster, OH 44691

833.765.3737

STEVE ANDREWS, 330.465.8498 • JON MAST, 330.763.3883

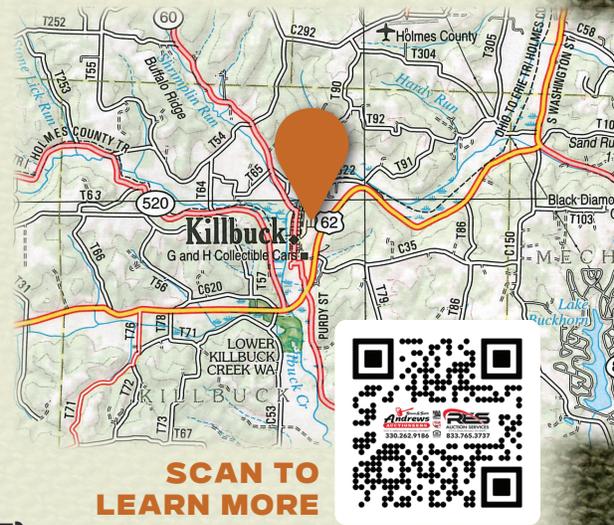


The main floor features an open kitchen, dining room, living room, and sunroom. Three bedrooms and a full bath make up the balance of the main floor. The full basement is half finished with a wood burning fireplace, kitchen, and a full bath. The balance of the basement has the laundry setup and storage. The basement can be accessed by an inside staircase and an entrance in the 2-car attached garage. The ranch home was built in 1964. The home was well kept but would be ready for some cosmetic updates.

The home is heated by a hot water system w/nat. gas boiler and floor radiators. A separate A/C unit and air handler make up the home's cooling system. A 200 Amp electric service and a whole house automatic generator are also extra amenities of the home.

PARCEL NO. 2: Located on Mark Ave. joining Parcel 1 to the south and known as Lot #3 of the Killbuck Heights Allotment. Lot dimensions are 82' x 116'. A rare building lot available in town with city services

PARCEL NO. 3: Located on Bucy Drive joining Parcel 1 to the east and known as lot #9 in the Killbuck Heights Allotment. Lot dimensions are 71' x 123'. There is a city sewer line along the side edge of the property that must be marked by Killbuck Village before building. Again, a rare building lot opportunity with city services. This lot has a garden shed on it.



SCAN TO LEARN MORE

AUTO - MOWER - APPLIANCES: (SELLING RIGHT AFTER THE REAL ESTATE)

2018 Black Metallic Chevrolet Malibu VIN:1G1ZB5ST5JF164941 Equipped with 1.5 Liter Ecotec gas engine – Black cloth interior – 4,200 actual miles (WOW); JD mod. D110 lawn tractor (19 HP) 42" mulching deck, 560 hrs. (Clean); 4 Walk Behind lawn mowers (little to no use – not running); GE 18.2 Cu. Ft. Ref./Freezer (White); Nice GE Auto Washer & Elec. Dryer; 2 Speed Queen round tub wringer washers; Amana round tub wringer washer; Old Speed Queen mangle iron.

HOUSEHOLD GOODS: Five pc. BR suite w/Standard Bed, Chest, Dresser, 2 stands; Four pc. Lined oak BR suite w/bed, chest, dresser and night stand; Lane cedar chest; 2 over 4 chest of drawers; knee whole desk w/waterfall front; 2 upholstered recliners; Best power lift chair; 2 upholstered chairs; Davenport; glider rocker; round metal patio table & chairs; chrome dinette table; lamps; wall décor; fully stocked kitchen; set of Franciscan Ware Dishes; Soft goods;

ANTIQUES & COLLECTIBLES: Nice Victorian lamp table; Antique pictures in nice old frames; Finger oil lamp; Ansonia key wind mantle clock; Figurines; Illinois Watch Co. 15 Jewel pocket watch in coin silver case; Dinner bell; Black Hawk hand corn sheller; Heritage Village Collection North Pole Christmas Décor

SEWING MACHINES - TOOLS & MISC.: New Home (My Excel 4123 sewing machine in nice cabinet; Older Singer sewing machine in cabinet; 2 Elec. Typewriters; JC Higgins mod. 583.21 16 ga. Bolt action shotgun; 16' Alum. Ext. ladder; Scythe; misc. hand tools; Lawn & Garden tools; wheelbarrow; Fan.



TERMS: We require a non-refundable down payment at the close of the auction of 10% of the purchase price with the balance to be paid in full at closing within 30–45 days. There are no financing contingencies. Any desired inspections must be completed before the auction. There is a **10% Buyer's Premium** in effect for this real estate auction. 10% of the highest bid will be calculated and added on to the high bid to determine the contracted selling price. The buyer will be given immediate possession at closing.

**AUCTION BY ORDER OF
GARNEY LAWSON, EXECUTOR
ESTATE OF ROBERT AKINS**
Holmes Co. Probate Case No. 23ES084
CHATTEL TERMS: Cash – Check

JON MAST - AUCTION MGR. * SETH ANDREWS, BROKER

Steve & Seth
Andrews
AUCTIONEERS
5107 S. Jefferson Rd., Wooster, OH 44691
330.262.9186

NAA
Auctioneer
OAA
RES
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