

ABSOLUTE AUCTION

TUESDAY, SEPTEMBER 10, 2024, 12:00 PM



REAL ESTATE



INVESTMENT HOME W/ GARAGE ON DOUBLE LOT

Autos, Guitar, Mower,
& Household

4282 FRUITLAND AVE. NE,
LOUISVILLE, OH 44641

LIVE AUCTION WITH ONLINE BIDDING

AUCTION HIGHLIGHTS

- Two-Bed, Full Bath, Eat-In Kitchen W/ Pantry
- Covered Front Porch, Back Deck
- Detached Single Garage and Storage Shed
- Nimishillen Twp., Louisville Schools, Stark Co.

Also Selling Description:

- 2014 Ford Fusion SE
- 2006 Ford G-150 4x4 STX Truck
- Fender Squier Bullet Strat Electric Guitar
- Samsung 50" TV



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details, including
directions.

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Information is believed to be
accurate but not guaranteed.
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MLS



REAL ESTATE

Home featuring eat-in kitchen w/ pantry, living room, two bedrooms and full bath main level. Upstairs has floored unfinished attic. Full basement with 100-amp breaker electric, gas f/a heat, glass block windows and fruit cellar. Covered front porch, back deck, detached single garage and storage shed. Double lot, convenient location minutes from Louisville or Rt. 62. Good solid house ready to be freshened up. Great rental or flipper home. For more information or help with financing, contact auctioneer!

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. Balance due within 45 days. 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.



ALSO SELLING ONLINE ONLY:

Starts: Tue., Sept. 3, 2024, 12:00 PM

Ends: Tue., Sept. 10, 2024, 6:00 PM

Preview: Tue., Sept. 10, 2024, 10:30 AM-1:00 PM

Pickup: Thur., Sept. 12, 2024, 4:00-6:00 PM

AUTO/TRUCK

2014 Ford Fusion SE, 4-door, 4L Turbo, only 23k mi.; 2006 Ford G-150 4x4 STX truck, ext. cab, bed cover, been sitting, 220k mi.

MOWER/TOOLS/GUITAR/FURNISHINGS

Craftsman 5.5HP air compressor; stack toolboxes; Werner 16' ext. ladder; push mowers; garden tiller; wheelbarrow; string trimmer; Huffy bike; leaf blower; floor jack; hand and yard tools; alum. ramps; lawn roller; Toro lawn tractor; Fender Squier Bullet Strat electric guitar w/ Fender Champion 20-amp; golf bag w/ clubs; Tyco NASCAR slot car track; Hoover vacuum; air condition unit; Whirlpool refrigerators; Samsung 50" TV; storage cabinets; usual kitchen; fishing tackle; Hitachi 10" miter saw; power tools; pneumatic tools; GE electric range; etc.

ONLINE TERMS

Visa, MasterCard & Wire Transfer accepted. Wire Transfer required on purchases totaling \$2,500 or greater. 7% buyer's premium on lots 2 & 3; all other lots are 15% buyer's premium on all sales. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used. For 3rd party shipping, email your Proxibid invoice to store6658@theupsstore.com or call 330-594-2463 ext. 9. The total fee for shipping, packaging, and pickup is an estimated \$40 minimum, so please bid accordingly. Shipment of ammunition or currency may incur an additional charge.

AUCTION BY ORDER OF

Steven M. Haren, POA for Christopher S. Haren



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