

ABSOLUTE AUCTION

WEDNESDAY, MARCH 18, 2026, 10:00 AM
REAL ESTATE SELLS AT 10:30 AM



REAL ESTATE



THREE-BEDROOM HOME W/ GARAGE ON ONE ACRE

Loader Tractor
Tools, Household,
Sewing Items & More!

5450 ERIE AVE. NW,
CANAL FULTON, OH 44614



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Information is believed to be
accurate but not guaranteed.
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details, including
directions.

*Absolute Auction.
All sells to the
highest bidders.*

Real Estate: Brick and vinyl split level home built in 1995 w/ large living room, den/dining room and eat in kitchen on main level. Upper-level features three total bedrooms, a full bath and second full bath in the primary suite. Lower level with lots of space, large half bath, laundry, den room w/ wet bar, office. Basement with 11 course block, glass block windows, 200-amp electric with hookup available for generator. Forced air gas heat and HWT heater, central air. Nice 24x28 attached garage as well as a large storage shed in backyard. Private well and septic. Conveniently located in Lawrence Twp., Northwest Local schools.

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.

Tractor/Equipment. One owner John Deere 3320 tractor w/ 300cx quick remove loader, 4wd, 274 hrs., 72D deck, rear and mid mount hyd., loader w/ aux hyd. hookups, pallet forks; Frontier 3 pt box blade; pull behind sprayer; garden tractor trailer.

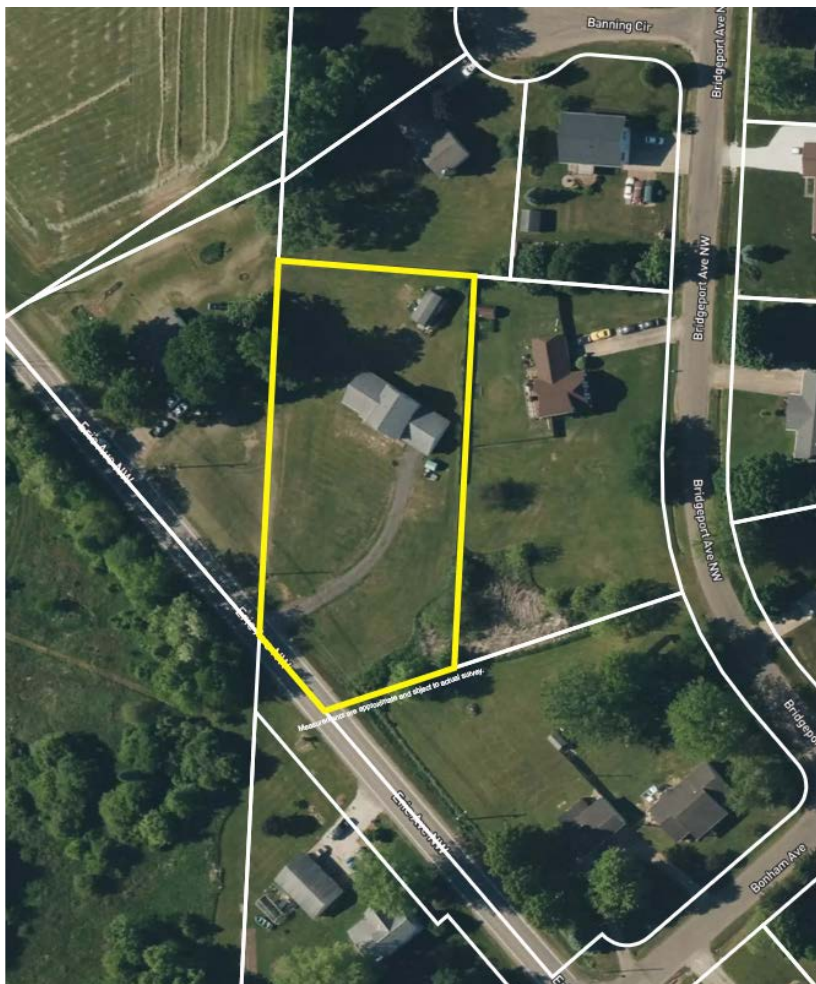
Tools. Lincoln Pro Mig 140; Central Machinery 7x12 mini lathe; Hitachi B13F drill press; Powerback 6,000-watt generator; Central Machinery horizontal metal band saw; Hitachi SB 10Y combo sander; Central hyd. 12 ton press; Delta double shaft grinder; shop vacs; bar clamps; Delta 10in contractor saw; wood bench w/ vise; Central Machinery 10x18in wood lathe; 2,000 psi elec. pressure washer; 3-ton floor jack; Troy Bilt TB230 push mower; Simplicity riding mower; air hoses; straps; Allen driver sets; machinist tools; swivel vise; 18" exhaust fan; driver sets; battery chargers and testers; truck hitches; many assorted tools; pancake compressor; wheelbarrow; shelving; mini tire changer; several ladders; many yard tools; chain falls; loads of hardware; small toolboxes.

Household/Furniture/Sewing Items/Collectibles/Radio Equipment. Singer electronic serger; Memory Craft 3000 computerized sewing machine; lots of patterns and fabric; yarn; sewing accessories packed away; huge collection of Beanie Babies and other collectibles; Casio keyboard; N scale train and layout; many books; Optimus stereo sound mixer; RSR FG32 function generator; Heath oscilloscope; Astron RS 35m; Trunk tracker 3 BCT 15 Bearcat; Pyramid Phase 3 power supply; Kenwood TS711a transceiver; Icom K R75 receiver; Mirage mp2; other radio equipment; many dressers; beds; foyer table; desk; file cabinets; bookshelves; sewing machines; sofas; Dietz lantern; Oster toaster oven; Marie Osmond dolls; Precious Moments; old toys and dolls; loads of items packed away in boxes, bring your truck!

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: Jeremy S. Hixson, POA for Judy Ann Gates

LIVE ONSITE WITH ONLINE BIDDING AVAILABLE ON REAL ESTATE



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