

ABSOLUTE AUCTION

MONDAY, JULY 22, 2024, 4:30 PM
REAL ESTATE SELLS AT 5:00 PM



RANCH HOME ON 1 ACRE

Garage, Workshop, Pool
Nimishillen Twp., Stark
Co., Louisville LSD

4240 GEPHART AVE.
LOUISVILLE, OH 44641

LIVE AUCTION WITH ONLINE BIDDING ON REAL ESTATE

Also: Quality Woodworking Tools,
Furnishings

Real estate features a ranch home on nice 1-acre lot. Main floor has eat-in applianced kitchen, laundry with washer/dryer, living room, 3 bedrooms, and a full bath. Hardwood floors under carpet. Basement with gas furnace and central A/C. Covered front porch and rear deck. 1.5-car garage with carport and a nice, finished garage workshop, approx. 20' x 30', with water heater and overhead door. Also, nice garden shed and above ground pool, new liner last year.

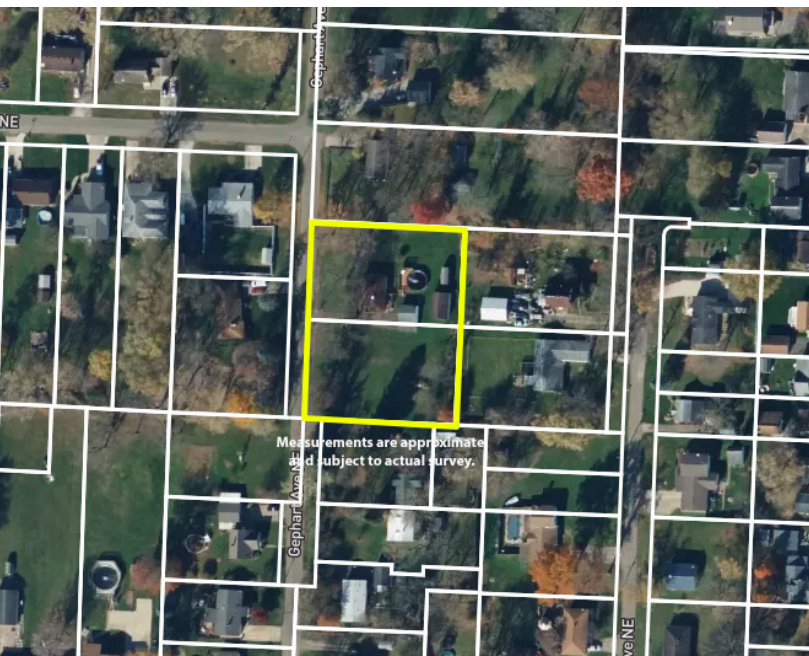
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Information is believed to be
accurate but not guaranteed.
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*Absolute Auction.
All sells to the
highest bidders
on location.*



Home open for viewing auction day beginning at 1:00 PM.

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.

Tools/Furnishings: Jet woodworking tools incl. table saw and drill press; Delta power planer, Craftsman jointer; (2) handsaws; Delta air cleaner; Power hand tools; Clamps; Wood lathe; Lumber; Wheelbarrow; Leaf blower; Push mower; Small tiller; Steel picnic table; Gas pressure washer; Small wood stove; Oak dinette set; Bedroom furniture; Living room furniture; Depression glass; Costume jewelry; Fenton; Books; Curio Cabinet; Microwave; End stands; Rolltop desk; Early oak display case; Lawn tools; Hardware.

Terms On Chattels: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 15% 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: Jessica Peck, Successor Trustee of the Ashcraft Revocable Family Trust.



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