

PUBLIC 10 AM Saturday **AUCTION** September 26, 2015

5.5 approx acres w/some woods
4 bedroom
2 bath
Large kitchen/dining room combo
Fireplace
Wall to wall carpet
Deck, fenced back yard



Located 6538 Stephan Rd
Sardinia, Ohio.
From Tri County Hwy just west of
Sardinia, take Hamer Road to
Stephan Road, turn right and
follow to sale. Watch for signs!



Large 3 bay garage w/concrete floor
2 car carport
30X40 insulated pole building 16' tall

*Beautiful setting with
peace and quiet in the country*

REAL ESTATE SELLS AT NOON



5.5 ac w/ some woods, doublewide on concrete block foundation converted to real estate. 4 bedrooms, 2 bath, large kitchen dining room combo, large master bedroom w/full bath corner tub and walk in closet, wall to wall carpet, huge living room w/fireplace, 3 good size bedrooms. Home has a large deck out back with a 1 year old 4 person jet tub that sells separately. Home has a 1 yr old roof. There is a large 3 bay garage w/concrete floor. Also a 2 car carport. Outback there is a 30X40 pole building 16 ft tall w/insulation, water and 200 amp electric, concrete floor. Used to store their motor home. Home features: city water, septic system, 220 electric 200 amp service, 2 fireplaces, wood cabinets, washer & dryer hookup, refrigerator and range, lots of outside storage, fenced back yard, partial woods, vinyl windows

Auctioneer note: Gary and Marilyn, the original owners, are moving to a condo. The place has become too much for them or it would not be for sale.



2002 THUNDERBIRD, 1982 JEEP, TRAILER, GOLF CART

2002 Ford Thunderbird 10,200 original miles loaded both tops
black leather interior.

1982 Jeep CJ5 4wd 4 spd newer extra set of wheels and tires

16 ft tandem flat trailer w/tailgates

Clubcar golf cart, gas engine, runs good



Household and Antiques: Ruby red dishes, Ironstone, lots of pressed glass pcs, old Crosley radio w/original box, butter mold and paddle, Flow Blue bowl, 2 toy trains, cherry dining table w/6 chairs, modern wood bedroom suite, treadle sewing machine, hall tree

Tools: band saw, 2 sir compressors(one commercial), Porta-a-power, 24 ft aluminum ladder, drill press, Mac tool boxes, Mac tool bench, pipe wrenches, bench grinder, misc hand tools and wrenches, cutting torch, set of Harris gauges, Century 230 amp welder, step ladders, floor jack, Polaris chain saw

LAWN and GARDEN: Toro Zero Turn Z4800 52 in deck, 25 hp, 4 years old Husqvarna GT54LS, 24hp 54 in deck, 1 year old Yard Machine push mower: gas operated power washer: lawn mower jack hydraulic: 5 ft yard roller: trailer lawn sprayer: Troybilt weed eater: lawn seeder

GUNS: Ithaca 12 ga double barrel, Smith and Wesson 44 mag pistol, Winchester Model 37 410 single shot, Marlin 2 ga 22 cal pump rifle, Belgian double barrel shotgun w/hammers, wallhanger, Marlin model 39 Carbine, H&R model 922 pistol, US revolver 32 cal pistol, Daisy BB pistol, Daisy BB 901 rifle

MISC ITEMS: Antique pool table/ping pong table/cue sticks/cue holder. Kenmore Double Oven (*matching set about 10 years old) - works perfectly. Kenmore 5 burner cooktop w/bridge burner (*matching set) - works perfectly. Weider 8630 full weight training machine. An electric (adjustable up/down) 3'x5' drafting table. 100 gallon fuel tank with electric pump and hose. (3) 3/0x7/0 steel insulated white doors, w/glass, pre-hung in 8" steel sub-frame, w/closers, locking hardware. Small child's desk and hutch. Misc. small items.

Owner: Marilyn Davidson and Gary Frazee



Mike Brown and Associates LLC

AUCTIONEERS

BETHEL, OHIO (513)532-9366

Mike Brown, Auctioneer/Agent with HUFF REALTY

www.MikeBrownAuctioneer.com

PERSONAL PROPERTY TERMS: All sold "as is, where is" with no guarantees. Payment made on auction day with cash or good check w/ proper I.D.

REAL ESTATE TERMS: All properties are sold "as is, where is". Non-contingent purchase contract to be written immediately following the final bid. \$5,000.00 (non-refundable) certified/cashier check (payable to Buyer) deposit required day of the auction for each property purchased, to be deposited in the escrow account of HUFF REALTY. Closing for property will be on or before October 26, 2015. Possession according to the purchase contract. If Buyer fails to close per terms of contract, the deposit is non-refundable. Seller will furnish a fiduciary deed at closing at Title Company. Any other terms and conditions will be announced day of auction and will take precedence over printed material. Taxes pro-rated to day of closing. Your bidding is not conditional upon financing, so be sure to have arranged financing and are capable of paying cash at closing. Auctioneer and real estate company are working for the seller only. Bidders shall rely on their own inspection and not upon any description of the auctioneer, owner or agents. All decisions of the auctioneer are final. Disclaimer: All information contained herein is believed to be accurate but not warranted. No warranties expressed or implied, subject to all easements, restrictions, zoning, covenants and other matters of record. All measurements are approximate and not guaranteed. Any home built prior to 1978, could fall under the Lead Base Paint Law. Any potential bidder may conduct lead paint tests 10 days prior to sale at buyer's expense. Purchaser will sign a waiver of the 10 day post sale inspection. All inspections must be completed prior to auction date at potential buyers' expense. Not responsible for accidents or loss of property. Identification required to register for buyer's number. Announcements made auction day take precedence over any previous notification.

**10 AM SATURDAY
SEPT 26**

Owner: Marilyn Davidson and Gary Frazee



Another auction by
Mike Brown and Associates LLC
Auctioneers



Pistols must sell to Ohio residents only.