



AUCTION

LEADING THE INDUSTRY SINCE 1945

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MONDAY – AUGUST 9, 2021 – 4:30 PM
REAL ESTATE SELLS AT 5:30 PM

Family Owned 53 Years

**TWO-BEDROOM RANCH – TWO-CAR DETACHED GARAGE –
CITY UTILITIES - REPLACEMENT WINDOWS –
WATERPROOFED BASEMENT**

Furniture – Household – Washer & Dryer – Costume Jewelry – Snow Blower – Push Mower

Owner is moving into assisted living facility. Absolute auction, all sells to the highest bidders on location:

2434 STEWART DR. NW, WARREN, OH 44485

Directions: Parkman Rd./Rt. 422 between W. Market St. and Rt. 5 to Parkwood Dr. NW which becomes Stewart Dr. NW.

Watch for KIKO signs.



Easy keeper two-bedroom ranch, concrete drive and patio, detached garage, storage shed and fenced backyard. Eat-in kitchen with gas range and refrigerator – dining room or 3rd bedroom off kitchen – large front living room with guest closet, picture windows and built-in bookshelf – 2 bedrooms with hardwood floors under carpet – full bath with updated tub and surround. Full divided basement, waterproofed in 2012 with glass block windows, laundry hook-up, toilet and shower. Breaker electric, gas furnace 2017, central air, gas hot water tank, city water and sewer.

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.

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Washer - Dryer - Mower - Household: Modern LG washer - Whirlpool electric dryer - round dinette with 3 chairs - oval dining table with 4 chairs - knee-hole desk - French Provincial desk, nightstand and 3-drawer dresser - double bed - Lane chest - Lane round stand - oak jewelry chest with QA legs - costume jewelry - dresser with mirror - oak coffee table - 3-cushion sofa - 2 kitchen stands - microwave and toaster oven - few Pyrex dishes - Corningware - Eden Pure heater - Cosco stepladder - Coleman cooler - box fans - board games - Lincoln logs and toys - metal toy kitchen ranch and refrigerator - clothes rack - books - lawn tools - Ace 4.5 HP snow blower with elec. start - Rally push mower - Weed Eater gas blower and string trimmer - lawn cart - StorAway saw horses - dolly cart - lawn chairs

TERMS ON CHATTELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card 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: Cathleen Turner, POA for her mother Gloria A. Rolf



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