

REAL ESTATE SELLS AT 12:00 Noon

This one-story frame home was built in 2003. It consists of 3 bedrooms, 2 full baths, living room, large dining area, kitchen with counter, and laundry area. There is a full basement with poured walls and wood stove. James had started to do some work for a bathroom in the basement, with a little more work you can have a finished basement. Home also has a 2-car garage with large wooden deck overlooking the wooded area which has a park-like setting. It is beautiful! The property has 12 acres of pasture, a one-acre pond—a hunting paradise. Home has county water, heat pump, plus much more. Outside amenities include a 48x30 pole barn with concrete and electric, a 12x30 lean to and a 24x30 open end shed. This type of property is hard to find, especially since the home and barn are in excellent condition. Acreage total is 17.457 and is in Bright Local School District.

TERMS FOR REAL ESTATE: The successful purchaser will be required to have a \$10,000.00 down payment the day of auction. The balance is due on delivery of deed on or about April 18th, 2022. Real Estate taxes are \$663.85 per half. For additional information contact Rick Williams, Real Estate Broker and Auctioneer. Auction and Real Estate Companies represent the seller. Auction will be held under cover.



REAL ESTATE OPEN HOUSES:
Sundays, February 20 & 27 from
1:00p.m. – 2:30 p.m. and
Wednesdays, February 23 &
March 2 from 4:00-5:00 p.m.
Personal property may be seen day
of auction. If you would like to
drive over the land you may bring
your 4-wheeler or RTV.



PERSONAL PROPERTY:

Automobiles: 2002 Olds Alero GX, 4dr., 4 cyl. engine, automatic, fully loaded; 1983 Cadillac Sedan DeVille, 4 dr., 47,523 miles, not running.
Tractor & Other Items: Ford 800 w/ Loader, new rubber, has been under cover, not running; 5 ft., 3 pt. Rotary Cutter; 5 ft. Scraper Blade; White Riding Mower, 50" cut, 22 HP; R & R Cart; Garden Cart; Lawn Trailer; Feed Cart; Screw Jacks; Anvil; Push Mowers; Grinding Stone; Sorghum Press; Buzz Belted Saw; Drill Press; Upright Air Compressor; Bench Grinder; Sockets; Impact Wrenches; Band Saw; Drill Press; Air Tools; Vise and much more. **Furniture Items:** 3 pc. Depression Era Bedroom Suite; Oval Library Table; Wardrobe; 4 pc. Bedroom Suite; Gentleman's Wardrobe; Secretary w/ Book Shelves; Corner Shelf; Phillips Flat Screen TV; Recliner; End Tables; Entertainment Center; School Desk; Sessions Mantle Clock; Cast Iron Skillets; Oil Lamps; Steamer Trunk; Chicken Waters; Kitchen Ware; Old Bottles and other items.

TERMS FOR PERSONAL PROPERTY:

Cash or check with proper ID. Credit cards are accepted with a 4% Convenience Charge.

