

AUCTION *Home with 1.613 Acres - Tools - Furniture*

FRIDAY, JULY 11, 2025 - 5:00 P.M.



Located 4 miles east of Marshall, Ohio at 5531 Carmel Road off SR 506.

REAL ESTATE SELLS AT 6:00 p.m.

Property, which consists of 1.613 acres is in a quiet area of Brushcreek Township, close to Rocky Fork Lake, and in Bright Local School District. The home has approximately 1,920 sq. ft. of living space consisting of 2 bedrooms, living room, kitchen area, family room, dining area, 2 full baths, county water, and a nice covered front porch. There is also a 8x10 shed, small garage and a 20x30 carport. Large shade trees and lots of fruit trees add to the property.

HOME SELLS ABSOLUTE

INSPECTION DATES FOR REAL ESTATE:

Wednesdays July 2 & 9 from 4:00-5:30 p.m. and Sunday, July 6 from 1:00 p.m. – 2:00 p.m.

TERMS FOR REAL ESTATE: 10% Down Payment will be required the day of auction from the successful bidder. The balance is due August 13, 2025. Your bids are to be based solely upon your inspection. Your bidding is not conditional upon financing so be sure financing is pre-arranged, if necessary. Taxes are \$64.75 per half and will be pro-rated to day of closing. For more information contact Rick Williams, Broker & Auctioneer. Auction and Real Estate Companies represent the seller.

PERSONAL PROPERTY – SELLS AT 5:00 P.M. (May be viewed on Auction Day)

MOWERS – GARDEN & HAND TOOLS: Craftsman 19.5 HP Riding Mower; Murray Riding Mowers, need work; 20" Push Mower, like new; Wheelbarrows; 10 cu. Ft. Garden Trailer; Mower Lift Jack; Drill Press; Hand and Garden Tools; Lumber; Roofing; Extension Ladders; Stihl Weed Eater; Shop Vac; Tool Chest & Other Items. **FURNITURE & OTHER ITEMS:** Wash Stand w/ Mirrors; Drop Leaf Table; Dining Room Table w/ Chairs; Crosley Radio w/ Disc Player; Old Wall Telephone; Dolls; 3 Corner Cupboard; Dressers; Turbo Fan; Small Deep Freeze; Sofa; Speed Queen HD Washer; Frigidaire Dryer & Other Items. **BIKE:** Schwinn 3 Wheel Bike, like new.

TERMS ON PERSONAL PROPERTY: Cash or check with proper ID. Credit Cards are accepted with a 4% Convenience Charge.

*AUCTIONEERS: Rick Williams, Brad Williams, Chip Yochum, Troy Martin
Jeanne M. Skaggs, Owner*

Rick
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