



AUCTION

LEADING THE INDUSTRY SINCE 1945

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TUESDAY – OCTOBER 3, 2023 – 10:00 AM
REAL ESTATE SELLS AT 11:00 AM

Kelly Trust

GOOD BRICK RANCH HOME & GARAGE – CORNER DOUBLE LOT – CONCRETE DRIVE - GOSHEN TWP. – TUSCARAWAS COUNTY – ONLINE BIDDING AVAILABLE ON REAL ESTATE ONLY

Also Selling: Furniture – Household – Collectibles – Tools - Mower

Family owned for years. Absolute auction, all sells to the highest bidders on location:

3479 SOUTH AVE. SE, NEW PHILADELPHIA, OH 44663.

Directions: From I-77 take Rt. 250 east to Barnhill Rd. exit and south to Brightwood Rd. and north to South Ave. SE to address.

Watch for KIKO signs.



REAL ESTATE: Good brick ranch home with applianced kitchen, dining room, large family room with picture window, access to sunroom and deck, three bedrooms and full bath. (hardwood floors under carpet in living room, dining room and bedrooms). Full basement partly finished with kitchenette, rec room, possible 4th bedroom, laundry area with washer and dryer, shower bath. Outside entrance. Breaker electric, modern FA gas furnace, central air. Replacement windows with marble windowsills. Two-car detached brick garage with attached 3rd rear bay, new shingles on house and garage in 2017. County water, private septic system. Small storage shed. Corner double lot. Nice location.



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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FURNITURE - HOUSEHOLD - COLLECTIBLES:

Dining room table and chairs - hutch - small curio cabinet - sofa table - French Provincial bedroom suite - floral sofa - quilt rack - floor lamps - corner what-not shelf - painted kitchen cupboard - oak washstand - Dep Era dresser - baby doll crib - dresser - secretary desk - ping-pong tables - cedar chest - glassware - figurines - Longaberger baskets - Home Interior prints - glass bells - teapots - cups and saucers - owls - costume jewelry - golf clubs and balls - metal shelf - stereo/record player - cardio ex. bike - Beam bottles - ice cream maker - bedding - pots and pans

TOOLS - MOWER - GARAGE ITEMS:

Cub Cadet CC30 riding mower - wheelbarrow - dolly - reel mowers, one with gas engine - Craftsman snowblower - two-wheel lawn cart - hand and lawn tools - oil cans - power cords - brace drill and bits - organizers - ext. ladder - hardware - etc.

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.

Real Estate Auction By Order Of:
Kelly Family Trust, Joanne I Kelly, Trustee

Chattel Auction By Order Of:
Dana A. McQuaid, POA for Joanne I Kelly.



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