

ABSOLUTE AUCTION

TUESDAY, NOVEMBER 19, 2024, 12:00 PM
REAL ESTATE SELLS FIRST



REAL ESTATE



1,868 SQ. FT. HOME
ON .35 ACRES

Portage County
Windham Village
Windham Local Schools

9283 N. MAIN ST.,
WINDHAM, OH 44288

LIVE AUCTION WITH
ONLINE BIDDING ON
REAL ESTATE



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Information is believed to be
accurate but not guaranteed.
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highest bidder on
location.

REAL ESTATE

Real estate features two parcels #41-066-10-00-039-000 & #41-066-10-00-038-00. Good split level home situated on a nice .35-acre corner lot with loads of trees and character. Main level having formal dining room w/ access to the rear wood deck, kitchen with dining area and living room with fireplace. Upper level has a master bedroom with private half bath plus two additional bedrooms and full bath. Lower-level features a nice large family room, office and access to the enclosed breezeway that leads to the two-car garage. In the basement you will find a modern gas FA furnace, central air and Gordon Bros Kinetico water system. The home is on public water, septic system and the roof shingles were replaced in 2023. The home was built in 1962. Real estate half taxes are approx. \$1,163.39. This a great property with loads of potential. Move right in or do some minor updating to your taste. Home will be open auction day starting at 9:00 AM. Call Jeff Kiko with any questions on how to buy.

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.

TRACTOR/FURNITURE/HH

Wheel Horse 211 5SB Tractor; MVP 750lb engine lift; Frigidaire upright freezer; misc. car parts; hand tools; yard tools; Yankee runner sled; red wagon; Schwinn Le Tour bike; Huffy bike; John Deere bike; trunks; maple dining table; maple 2pc. hutch; early child's wicker rocker; bed frames; dresser with mirror; sofa; loveseat; early German shrunk cabinet; Sawyer projector and slides; CorningWare; Pyrex; China; records; misc. holsters; nesting wood end tables; kitchenware; misc.

TERMS ON CHATTELS

Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard 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

Terri Lynn Mcmanus, Successor Trustee



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REALTORS
AUCTIONEERS
ADVISORS

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