

# AUCTION

SATURDAY, JANUARY 4, 2025, 11:00 AM  
REAL ESTATE SELLS AT 11:30 AM



REAL ESTATE



## GUARDIANSHIP AUCTION

Three-Bedroom  
Home

6277 NEWTON FALLS RD.,  
RAVENNA, OH 44266

### LIVE ONSITE WITH ONLINE BIDDING ON REAL ESTATE

#### AUCTION HIGHLIGHTS

- 1.5 Acre Corner Lot
- Detached Garage/Workshop
- Small Pond
- Park-Like Setting
- Portage Co., Charlestown Twp., Southeast LSD

#### Also Selling

- Tools
- Craftsman Mowers
- Snowblower
- Air Compressor



Scan for auction  
details, including  
directions.

All sells on  
location

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Information is believed to be  
accurate but not guaranteed.  
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## REAL ESTATE

Very nice, updated home with first and second story additions, covered front porch and rear deck. Dining and living rooms with wainscoting, Encore wood stove with stone hearth, oak kitchen, laundry room with cabinets, full bath with walk-in shower and antique vanity, master bedroom with cedar shiplap and private half bath. Hardwood floors. Two additional bedrooms on second level. Replacement windows. Good basement under original home and cemented crawl space. Walk out access, 100-amp breaker electric, Rheem Imperial HE oil furnace, septic and well. Detached single-car garage connected to 24 X 26 workshop/garage, both with concrete and electric. Small pond and mature trees. Dog kennel or chicken coop, etc. Lot is 225 X 263. Shown by appointment, open Friday, Jan. 3 from 11:00 AM-1:00 PM, or starting at 9:30 AM sale day.

## 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.

## MOWERS, TOOLS, HOUSEHOLD

Craftsman YT3000 and model 917 lawn tractors; AgriFab wagon; Xtreme auger 24" snowblower, 5.5 HP elec. start; upright 60-gal. 5 HP air compressor; portable air compressor; AC/DC arc welder; generator; Echo gas weed whip; Reddy heater; 17 ft. multitask ladder; Werner stepladder; Craftsman 15.5" floor-model drill press; dolly carts; cordless drills; double-pedestal grinder; table saw; scroll saw; tile saw; machinist toolbox; engine stand; pneumatic tools; Milwaukee Sawzall and hammer drill; chisels, files, sockets, wrenches, clamps; wheelbarrows; shop vac; Hoosier style cupboard; mission oak library table; Bentwood hall tree; cedar chest; banquet lamps; dressing mirror; swivel counter stools; two uph. recliners; milk cans; antique coal bin; Yamaha portable Grand DGX203 keyboard; Kimco 6-string elec. guitar; Alamo Jet amp; wheelchair; XL camo hunting clothes; turkey decoys

## TERMS ON CHATELS

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

Scott Kernen, Guardian for Barbara Richards



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AUCTIONEERS  
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