

# ABSOLUTE AUCTION

TUESDAY, OCTOBER 15, 2024, 5:00 PM  
REAL ESTATE SELLS AT 5:30 PM



REAL ESTATE



10 ACRES WITH  
TWO-STORY  
HOME

8539 SCHUBERT AVE. NE,  
ALLIANCE, OH 44601

## LIVE AUCTION WITH ONLINE BIDDING ON REAL ESTATE

### AUCTION HIGHLIGHTS

- 8 Stall Barn
- Dog Kennels
- Six-Bay Garage
- Pastures & Woods
- Washington Twp., Marlington Schools

### Also Selling:

- John Deere Tractor
- Tools



Scan for auction  
details, including  
directions.

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highest bidders  
on location.*

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accurate but not guaranteed.  
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**REAL ESTATE**

Very good century 1,976 sq. ft. two-story home with rear addition. Main level features a foyer entrance, front living room, dining room and updated kitchen. Wood floors, woodwork and pocket doors. First-floor laundry, very nice full bath with steam shower and sauna. Large back family room with cathedral pine ceiling, large closet and doors to rear deck and hot tub. Three bedrooms and full bath up plus walk-up finished attic. Mostly replacement windows. Full basement with FA gas heat and CA. Concrete gated circle driveway, covered front porch and picnic pavilion. 10 stall block barn and hayloft and covered lean-to. Dog kennels and pheasant pens. Six bay building with overhead doors. Fenced pastures, woods, run in sheds. Adaptable to any type livestock and 4-H project. Shown by appointment.

**UPDATES & ADDITIONAL INFO.**

House roof approx. 3 years old, furnace and AC approx. 3 years old, replacement windows, insulation, on-demand hot water, updated plumbing and updated bathrooms

**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.

**ALSO SELLING**

JD 1530 with loader, diesel; Gravely 5665 prof. walk-behind with rotary mower; Husqvarna BTH24 48" mower; portable air tank; portable air compressor; bench grinder; Knaack job box on rollers; Echo hedge trimmer; Husqvarna 240 chainsaw; gas edger; misc. tools; Stihl straight-shaft weed eater with blade; 1.5 ton floor jack; lawn spreader; loads of plastic barrels; ramps; wheelbarrow; garden tools; (2) 10' tub feeders; (2) water troughs; round bale feeder; sledges; axes; tools

**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.

**AUCTION BY ORDER OF**

Kara Osborne



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 AUCTIONEERS  
 ADVISORS**

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