

# ABSOLUTE AUCTION

THURSDAY - FEBRUARY 1, 2024 - 11:30 AM  
REAL ESTATE - 12:00 PM



REAL ESTATE



4.48 ACRES W/  
INVESTMENT HOME

Detached Garage  
3 Bedrooms

632 ETTER RD.  
MOGADORE, OH 44260

**LIVE AUCTION WITH ONLINE BIDDING  
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#### AUCTION HIGHLIGHTS

- Suffield Twp.
- Portage Co., OH
- Field Local Schools

#### Also Selling Onsite:

- Homemade 37 Ft. Steel Boat
- Canoe
- Tools
- Furnishings



Scan for auction  
details, including  
directions.

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highest bidders  
on location.*

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MLS





Real estate features a one-owner investment home built in 1957 needing updates throughout. Mostly all original condition. Three bedrooms, hardwood floors, 1.5 baths, kitchen, and family room. Modern LP gas furnace w/ central air. Home also has woodburning stove. Covered front porch and detached 22' x 24' two-car garage. All situated on 4.48 acres partly wooded land. Current taxes are \$1,178 per half year. Drilled well and septic systems.

**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.

**Boat**

Custom-built all steel boat, approx. 37 ft. Sitting in driveway for many years, no trailer, Buyer has 20 days to remove after auction.

**Canoe – Tools – Furnishings**

Nice Grumman Approx. 16 Ft. Aluminum Canoe – (2) Leather Saddles – Electrical Hardware – Hand Tools – Steel Hand Planes – China – Large Don Drumm Wall Art – Thomas Kinkade "The Mountains Declare His Glory" Limited Ed. Print – Bedroom Furniture – Lawn-Boy Push Mower – Side Chairs – Etc.

Anything may turn up!

**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  
Lyn Gilbert



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