



# AUCTION

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LEADING THE INDUSTRY SINCE 1945

**Friday - October 20, 2023 - 12:00 PM**  
**Real Estate Sells At 12:30 PM**

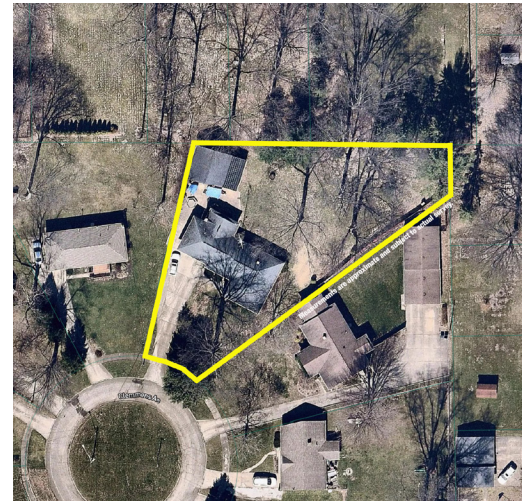
## **3-Bedroom Ranch Home** **2-Car Attached Garage - Cement Block Shop Bldg.** **WARREN CITY**

Also Selling On-Site Only: Safes - Tools - Fishing - Collectibles

ABSOLUTE AUCTION, all sells to the highest bidders on location:

**1852 Clemmens Ave. NW, Warren, OH 44485**

Directions: Take Denison Dr. north of Rt. 422 right on Moncrest, left on Clemmens.



Real estate features a 3-bedroom, 2 full bath ranch home. Situated at the end of the cul-de-sac on .425 acre. Home was built in 1955 and has 1,309 SF of main floor living space. Partially finished full basement. New gas FA furnace in 2012. Updated 200-amp breaker electric and central air (1999). 2-car attached garage. 24' x 30' shop building with cement, heat, electric, water, and sewer. Public utilities. Current taxes are \$525 per half year. Warren CSD. Trumbull County parcel #39511600.

**Note:** Real estate sells at 12:30 PM. Contact Colton Kiko with any questions at 330-614-2478.

**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. Property to be sold as an entirety and not to be offered in separate parcels.

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**Contents:** Cannon American Eagle 31 safe w/ combo - Liberty FX-23 safe w/ combo - Taxidermy mounts - Stack-On toolbox - Wilton bench vise - Craftsman bench grinder - Anheuser Busch advertising - Reloading/shooting supplies - 75 lb. lead shot - EdenPure heaters - Singer sewing cabinet - Fenton glassware - Large Hummel collection - Mid-century furniture, dining room set, sofa, arm chairs - Bentwood rocking chair - Bedroom furniture - Wrist watches - Belt buckles - Antique runner sleds - Cast iron skillet - Vintage fishing tackle - Coleman lantern - DeWalt cordless tools - AgriFab lawn vac - DR lawn vac - Honda 6500-watt generator - Simplicity 3410 riding mower - Simplicity 637 riding mower - Ariens snow blower - Schwinn tandem bicycle - Floor model drill press - Flammable garage cabinet - 12' SeaKing aluminum boat - Mercury 6hp outboard motor - Johnson Sea-horse 5hp outboard motor - Union Caboose wood stove - Deer antlers - Lincoln welder - Wood lathe - Loads of tools, hardware, misc. - Weider Pro exercise machine - White riding mower - etc.

**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.



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