

# ESTATE AUCTION

TUESDAY, MARCH 19, 2024 – 12:00 PM



REAL ESTATE



## LIVE AUCTION WITH ONLINE BIDDING

### REAL ESTATE

Exciting real estate opportunity. One-owner raised ranch home with a lot to offer. Property is situated on 1.8366-acre double lot in Springfield Twp. Clean well-kept home having some updates throughout. Having 1,538 square feet, main level includes 3 bedrooms, 1 and a half baths, eat-in kitchen, laundry area, and a good-sized living room. Full walk-out basement with plenty of storage, additional half bath, as well as one-car garage. Bonus room on lower level with separate outside access, formerly a beauty salon. Property also boasts a large historic arched roof barn in great condition, with loft and shop area. Also, additional smaller barn formerly used for poultry, a covered building used for sawmill, and a partially finished storage building. This property is full of potential. Home offers FA gas heat, central air, well water, and septic. Summit County parcel numbers 5107967 and 5107968. Total half year taxes are currently \$2,451.30. Don't miss out on this exciting one-of-a-kind opportunity! Call for private showings.

### NOTE

Home will be open for inspection Saturday, March 16th from 10:00 AM to 12:00 PM and morning of auction beginning at 9:00 AM.

### 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.

**RAISED RANCH  
HOME WITH  
OUTBUILDING**  
ALSO SELLING: TRACTORS  
MOTORCYCLES - SAWMILL

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Information is believed to be accurate but not guaranteed.  
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Scan for auction details, including directions.

Estate Auction.  
All sells to the highest bidder.



## ALSO SELLING ONLINE ONLY

**STARTS: FRIDAY, MARCH 15, 2024 – 10:00 AM**

**ENDS: WEDNESDAY, MARCH 20, 2024 - 5:00 PM**

**TRACTORS - HIT AND MISS ENGINES - SAWMILL - SHOP EQUIP.**  
Ford 1220 with 7106 Loader and 914 Mower, Diesel - John Deere Model H - John Deere Model B - John Deere Model D - John Deere Model M - John Deere X350 42 Inch Lawn Mower - Finely Restored Ruston Hornsby Portable Hit or Miss Engine - Cushman Bean Sprayer Engine - Bessemer Oil Field Engine - Homemade Portable Power Feed Sawmill - Large Assortments of Various Rough Cut Lumber - Heater Milling Machine with Bridgeport Head - LeBlond 13 Inch Regal Metal Lathe - Early Wagon - And More.



### MOTORCYCLES

1974 Ducati 750 Sport - 1949 Matchless G80SL - 1961 Matchless G80 - 1989 Honda GB500 Tourist Trophy - 1971 Honda CL100 - 2008 Harley Davidson XL1200 Sportster - AJS Motor, Frames, Forks, and Many Other Various Parts.



### ALSO SELLING

Small Trailer - Concrete Mixer - Early Machinist Toolboxes - Shop Storage and Early Cabinets - Various Hand Tools - Yard Tools - Primitives - Antiques - Clean Household and Furniture - Washer and Dryer - Wagon Wheels - Toolboxes - Scale - Early Magazines - And Much More.

### AUCTIONEER'S NOTE

Too much to mention, more details to come. Check back for complete Proxibid catalog. Very exciting auction, don't miss out! Call Gabe with any questions.

### ONLINE TERMS

Visa, MasterCard & Wire Transfer accepted. Wire Transfer required on purchases totaling \$2,500 or greater. 15% buyer's premium on all sales. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

### AUCTION BY ORDER OF

Diane Sprankle, Executor of the Duane L. Yerkey Estate, Summit County Probate Court case #2023 ES 01244



**GABE COZY**  
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REALTORS  
AUCTIONEERS  
ADVISORS

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