

ARMBURST

Real Estate & Chattel Auction

Baltic/Ragersville Arena

Location: 9976 Ragersville Rd. SW Baltic, OH 43804. From Baltic take E. Main Street south towards Baltic Elementary. Main becomes Ragersville Rd. Follow Ragersville Rd. approx. 2.5 miles. Turn left and property will be directly on your right. From Ragersville follow Ragersville Rd. south approx. 2.5 miles. Property will be on your left. Signs Posted.

Thurs. August 24th, 2017 • 5 PM

* 1.5 Story Home w/ Shop on 2.29 Acres * Pole Barn

* Bucks Township * Tuscarawas County * Good Country Setting

* Garaway Schools * Sickle Bar Mower * Old Scwinn Kids Bikes

* Craftsman LawnTractor * Maytag Washer



Located only a few minutes from both Baltic and Ragersville, this ideally located property consists of a solid 4 bedroom home with 1½ baths. On the main floor is a large family room, 2 bedrooms, a ½ bath and an updated kitchen, including flooring and custom Dutch Valley Cabinets. Upstairs are 2 more bedrooms, a full bath and a large storage room. In the full walkout basement you will find a large fruit cellar, a sizeable family room, as well as an older small summer kitchen. Home has a fuel oil forced air furnace with wood burner assist. Outside you will find a good detached 32' X 48' garage with concrete floors and 3-8'x10' overhead doors also a 32' X 32' pole building currently in use as a horse barn. Ample pasture area, private well/septic and a natural year round spring complete this property. Don't miss it! Real estate sells at 6 PM. Call Jr. Miller for more details.

Households/Collectibles: Maytag Performer washer; Maytag electric stove; pine computer stand; sofa bed; oak queen bed with dresser and nightstand; 2 old Schwinn kids bikes; old crates; school desk; Singer sewing machine w/stand; New Home treadle sewing machine w/stand; older dresser with mirror; old doors and windows; storage trunk; Universal #24 hand crank coffee grinder; wheelchair (like new); Kimball organ; deacons bench; antique light; misc. china; chamber pot; vegetable grinder; Nascar collector cars; Generation 5 piece knife set; canning jars

Garage/Outdoor Items: Massey Ferguson 3pt. sickle bar mower w/7' bar; Craftsman lawn tractor w/44" deck and 18HP Briggs & Stratton Engine; Huffy 15 speed mens bike; lawn tractor turf tires, size 23X10.5-12 (brand new); set of 4 wheels for Pontiac Vibe, tires included; 4 pony wagon wheels w/rubber; wheelbarrow; garden cultivator; wooden extension ladders; Echo weed trimmer; Roper chain saw; Black & Decker electric hedge trimmer; Black & Decker belt sander; motorcycle helmet, like new; Holley carburetor; wood gates; large stack of firewood; 2 rolls of barb wire; Jamesway metal 10 hen nest; retractable work lights; security lights; wooden step ladder; box of misc. bulbs and ballasts

Taxes and Legal: Tuscarawas County parcel number 03-00023-000. Taxes are \$763.95 per ½ year.

Terms on Real Estate: 10% nonrefundable down payment due day of sale. Balance due at closing. No financing contingencies. Acreage is approximate and subject to final survey.

Any required inspection must be completed prior to bidding. All information contained herein derived from sources deemed reliable but not warranted.

Terms on Chattels: Cash or good check.

Owners:

Armburst Keystone
Inheritance Trust



Kaufman LLC
Realty & Auctions

Kaufman Realty and Auctions, LLC

www.kaufmansale.com or (866) 782-8172

Jr. Miller Auctioneer, Realtor

330.231.1914, jr@kaufmanrealty.com