

# ABSOLUTE AUCTION

THURSDAY, MAY 1, 2025, 11:30 AM  
REAL ESTATE SELLS AT 12:15 PM



REAL ESTATE



## THREE-BEDROOM RANCH HOME

Three-Car Attached  
Garage

6088 WILLOWDALE AVE. SE,  
WAYNESBURG, OH 44688

### LIVE ONSITE WITH ONLINE BIDDING AVAILABLE ON REAL ESTATE

#### AUCTION HIGHLIGHTS

- 26 X 36 Concrete Block Shop With Full Basement On 1 Acre
- Sandy Twp.
- Stark Co.
- No Zoning
- Family Owned 38 Years

#### Also Selling

- Furniture
- Household



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highest bidders  
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## REAL ESTATE

Vinyl-sided ranch home with applianced kitchen, dining room, living room with wood floors under carpet, three bedrooms all with hardwood floors under carpet, full bath, full basement with walkout with covered patio, laundry area, breaker electric, updated furnace and heat pump, half bath, covered front porch, three-car attached garage, new shingles in 2020, replacement windows, aeration septic system. Updated drilled water well. Concrete drive. 26 X 36 concrete block detached garage/shop, insulated with restroom, office, plus full basement and 220 electric. All situated on 1 acre with loads of possibilities.

## 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.



## FURNITURE, HOUSEHOLD

Bedroom furniture; living room furniture; household goods; glassware; records; etc.

## 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

Rita G. Gibbs, Shirley L. Lucas, & Gary A. Felty



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REALTORS  
AUCTIONEERS  
ADVISORS

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