



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**SATURDAY – MAY 13, 2023 – 10:00 AM**  
**REAL ESTATE SELLS AT 10:30 AM**

**CHARMING REMODELED FARMHOUSE ON 5 ACRES**  
**BEAUTIFUL LANDSCAPES - MARLBORO TWP., STARK CO.**  
**HIGH CEILINGS AND ORIGINAL TRIM - MODERN KITCHEN**  
**ADDITION – SUNROOM - OUTBUILDINGS AND HEATED**  
**IN-GROUND POOL - OWNED 34 YEARS**

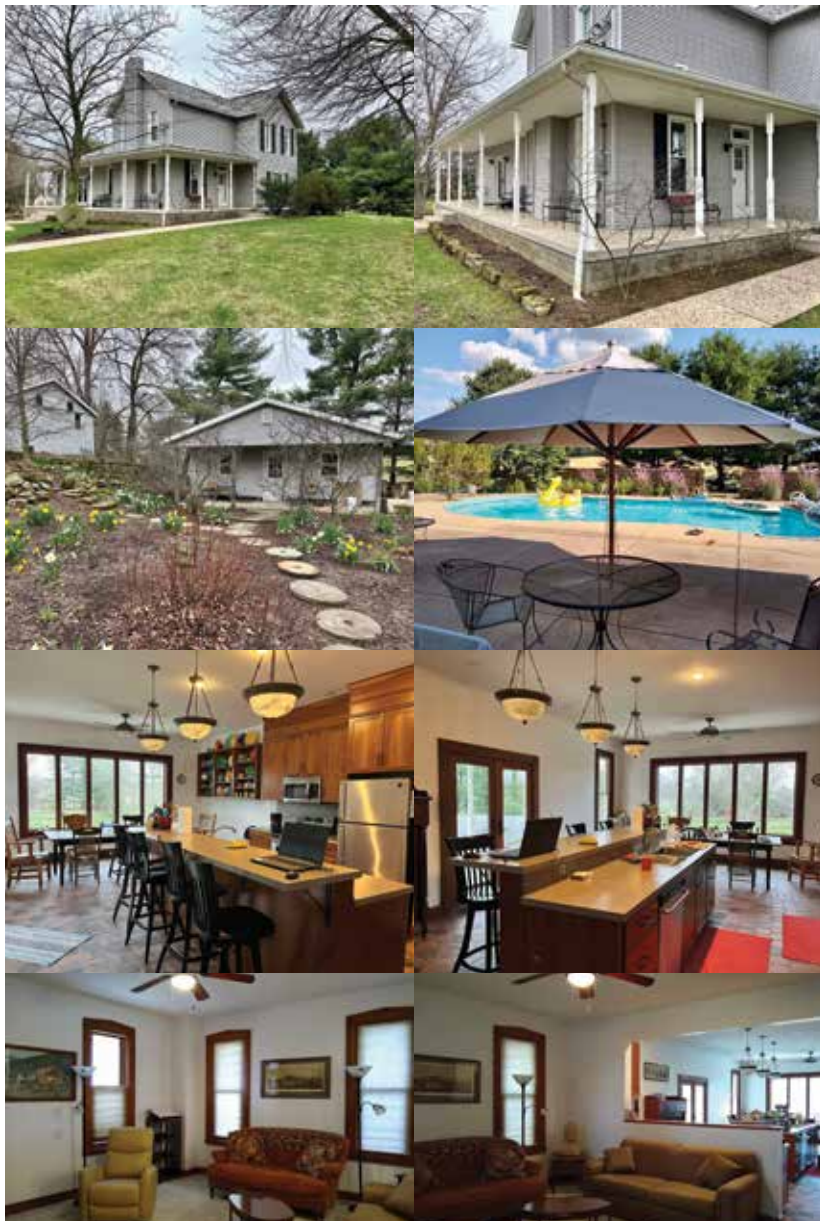
Large Stone Collection – Barn Stone - Bridgestone - Grindstones - Gristmill Stones  
Troughs - Sinks - Hitching Posts - Chimney Stones - Capstones - Folk Art Carvings  
Stone Tools - 1995 Chevy Silverado - John Deere X500 Garden Tractor - Rototiller  
Tools - Canning Jars

Online Bidding Available On Real Estate And Large Stones

Owners retired. Absolute auction, all sells to the highest bidders on location:

**9364 IMMEL AVE. NE, LOUISVILLE, OH 44641**

Directions: SR 44 north of Rt. 62 or south of SR 619 to State St. and west then north on Immel Ave. NE to property. Watch for KIKO signs.



Gorgeous 2,288 sq. ft. home, fully remodeled, well cared for. Tranquil 5 acres with mature trees and sandstone wall gardens. Vinyl sided, 30-year shingle roof (2016). Covered wrap around porch, living room open to kitchen and dining addition with Cherry cabinets, SS appliances, large center island, French doors to the porch and large windows overlooking the backyard - beautiful in every season. Main-floor bedroom with hardwood floors, den with built-in shelving and main-floor half bath. Sunroom with cabinets and large windows overlooking patio and 20 X 40 in-ground pool (new heater 2018). Second level has two spacious bedrooms, one with built-in shelving, and hardwood floors. Large full bath with clawfoot tub, separate shower, and linen storage. Basement and crawl space under kitchen, washer, dryer, utility sink, 200-amp breaker electric, HE propane furnace (2018), elec. hot water tank, well and septic. Detached 23 X 27, two-car block garage and 24 X 24 pole building with concrete floors, electric, overhead door, and covered porch. Conveniently located, quick access to Routes 62, 44 and 224. All mineral rights owned transfer. Immediate possession at closing. You'll love this one.

**Shown by appointment or open house Friday, May 12th, 2:00-5:30 PM. Loads of photos on our website.**

**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.

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**STONE - ANTIQUES:** Bill thrift with sev. mill bills - stone carving planes with rosewood handles - Crandall and bush hammers - mill picks - stone cutters gauge - gristmill proof staff, 48" long - grain probes - brass beam and bucket grain scales - restored portable grist mill pat. 1871 Nordyke-Marmon - folk art carvings of animals, fruits/veg. including two 600 lb. pumpkins - stone match holders barn stone - bridge stone - sidewalk stone - troughs - sinks - well pump dripstones - hitching posts - chimney stones and cap stones - 3 step mounting block - various stone posts from 18" to 60" height - two octagonal 4' diameter gate post capstones - 2 pc Hershey Cocoa crusher (conche) - numerous sharpening grindstones, several 36" X 12" thick - several pairs gristmill stones

**Note:** large stones to be offered online starting at 11:15 AM. Loading available sale day and Sunday 5/14/23 from 12:00-3:00 PM.

**PICKUP - MOWERS - TOOLS - JARS:** 1995 Chevy Silverado Z71 extended cab with 110,650 miles - 2011 John Deere X500 Multi Terrain garden tractor, 54" cut, less than 400 hrs - 1989 Wheel Horse 312-8 mower with bagger, 42" cut - Troy-Bilt Horse rototiller - Craftsman 2700 psi power washer - assorted sockets and misc. hand tools - lawn tools - misc. conduit, drain tile, plastic drums - black steel patio furniture, 15 pc. - 4', 5' and 6' Christmas wreathes - hundreds of canning jars, mostly qt and pt, some jugs and jellies

**ONSITE TERMS:** 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.

**ONLINE TERMS:** Visa, MasterCard & Wire Transfer accepted. Wire Transfer required on purchases totaling \$2,000 or greater. 10% 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:** Joseph (Pat) Casey and Elizabeth Casey



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