

CHANDLER ABSOLUTE AUCTION

Located at 532 CATHERINE ST. RIPLEY, OH. 45167. Follow Williams St. to Catherine off S. Second St. to auction.

Sat. MARCH 9, 2024, at 10:00 A.M.

REAL ESTATE APPROX. 11:30 FOLLOWED BY FURNITURE AND CAR



RANCH STYLE HOME: This 3 bedroom, 1 bath 1 story home w/ dining area, living room, kitchen w/ dishwasher, built in gas range & electric oven. Hardwood flooring throughout most of the home. There is a full basement w/ 1 car garage, finished family room w/ gas fire place, laundry area and half bath. This home has natural gas furnace and wall heaters w/ central air. Outside you have a fenced in back yard, 22x36 block garage, 30x36 pole barn (both have electric), all situated on 2 town lots at the corner of Catherine and Circle St. Home is on city water and sewer, blacktop drive & located close the school &

businesses in Ripley. **CAR:** 2002 Ford Taurus SES, 4 door, 106,163 mi.; Garden tools; Various hand tools; Barrel hand fuel pump; 2 Leaf blower and vac;

FURNITURE AND

HOUSEHOLD: Table and 4 chairs, antique; Oak seated hall tree w/ mirror, antique; Drop front secretary antique; Marble top oval stand, antique; Corner ladies chair; Modern oak dining table and 4



chairs; 2 door Curio cabinet; 3 piece bedroom suite; Jewelry cabinet; Glass sides and top table; End and coffee table; Dresser w/ mirror; 4 drawer chest; Full size bed; 2 drawers wooden file cabinet; Sewing machine; Fern stand; Computer desk;

Kenmore refrigerator; Kenmore washer; Conservator dryer; Gas range; Frigidaire freezer; Microwave; Couch & 2 chairs(matching); Recliner chair; Love seat; Couch; 2 occasional chairs; Samsung flatscreen tv; Sweepers; Misc. dishes & kitchen ware; **COLLECTIBLES:** Tobacco baskets, 1 half; Prince Albert poster frame; Tobacco tins & other items; Pocket knives; Large collection of coins & money. Silver dollars, halves, nickels and dimes, Wheat pennies and paper money; Native American artifacts; Various old books; Mason jars; Old school desk; 10 gal. stone jar; Stone jug; 3 gal. stone churn bottom; Various pictures & mirrors; whatnots; Glass baskets & other glassware; Fenton glass; Figurines; Oil lamps; Coke bottles; Whiskey barrel; Horse drawn plow; Milk cans; Toys; Atari 400 computer; Small metal one door ice box. **Real Estate**



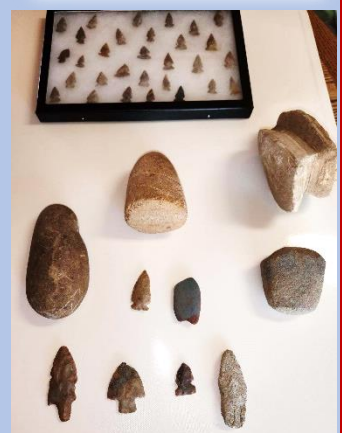
Terms: \$5,000 down day of auction with remainder due at closing to be on or before April 26, 2024. Possession will be at closing. Taxes are \$290.26 per half and will be pro-rated to day of closing. Disclaimer: All information contained herein is believed to be accurate but not warranted. All measurements are approximate and not guaranteed. Property sells as is with no warranties expressed or implied as to conditions. The home was built before 1978, therefore falls under the Lead Base Paint Law. Any potential bidder may conduct lead paint tests 10 days prior to this sale. The purchaser will sign a waiver of the 10 day post sale inspection. Auctioneers & salespeople are agents for the seller.

Open House : Feb. 6 & 29, 4-5:30 P.M.

PERSONAL PROPERTY TERMS: Cash or check w/ proper ID. Any announcements made by the auctioneer on the day of sale will take precedence over this ad.

Auctioneer's note: This one has a lot of potential. This home could use some updating but is located on a corner lot close to the school and local businesses. There are some nice items in the personal property as well. Don't miss Ripley 3/9/24! HOME SELL ABSOLUTE TO THE HIGHEST BIDDER.

OWNER: The Chandler Family Trust;
Terri E. Davis trustee



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