

# ABSOLUTE AUCTION

FRIDAY, MARCH 14, 2025, 10:30 AM  
REAL ESTATE SELLS AT 11:30 AM



REAL ESTATE



## WELL- MAINTAINED RAISED RANCH HOME

1211 SLATER RD.,  
SALEM, OH 44460

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

#### AUCTION HIGHLIGHTS

- Two-Car Attached Garage
- 24 X 24 Detached Garage
- 1.65 Acres
- Butler Twp., Columbiana Co., West Branch Schools

#### Also Selling

- Kubota & Exmark Mowers
- Tools
- Household
- Furniture

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Information is believed to be  
accurate but not guaranteed.  
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Absolute Auction.  
All sells to the  
highest bidders  
on location.

**REAL ESTATE**

Well-maintained raised ranch home. Lower ground level features remodeled fully applianced kitchen with 1.5-year-old cabinets, Quartz countertops, formal living room and dining room with laminate floors, entertainment room with wet bar, family room with gas log fireplace, remodeled half bath and utility room. Loads of storage, access to sunroom and hot tub, second level with front foyer entrance, four bedrooms all with good closet space! Two full baths with double vanities and linen closets. Large laundry room with washer and dryer. Electric heat, drilled water well and private septic system. (both approved by county). Two-car attached garage with sealed Alexander floor. Detached 24 X 24 garage. 1.65 acres. Nicely landscaped. Great location.

**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.

**KUBOTA & EXMARK MOWERS, TOOLS, GARAGE ITEMS**

One-owner Kubota GR2120 diesel hydro mower, glide steer 54" deck, 4WD, 258 hrs; one-owner Exmark Quest 52" zero-turn mower 22HP gas; two-wheel lawn trailer; 3' lawn roller; 6' & 8' stepladders; Troy-Bilt push mower and gas blower; Ryobi battery-operated tools; power cords; hand tools; Pro-tech 10" table saw and miter saw; bench-top drill press; vise; grinder; lawn tools; dolly; car ramps; floor jack; hardware; Craftsman power washer; 15-gal. 12V pull-type sprayer; electric chainsaw; jumper cables; wood ext. ladder

**FURNITURE, HOUSEHOLD ITEMS**

King- and Queen-size beds; dressers; flatscreen TVs; sofa; uph. chairs; side stands; lamps; cedar chest; vict. dresser and mirror; curved oak china with mirror; oak ped. table and chairs; oak ped. table with tile top; early wood armoire from 16th century Mexico; pottery; dishes; pots; pans; Lionel train set; bedding; beer steins; table linens; usual household items

**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**

Homer J. Huprich



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