

AUCTION

FRIDAY, FEBRUARY 28, 2025, 11:30 AM
REAL ESTATE SELLS AT 12:15 PM



REAL ESTATE



MARVEL PEEL ESTATE OUTSTANDING COUNTRY SETTING

3718 BABCOCK RD.,
ANDOVER, OH 44003

AUCTION HIGHLIGHTS

- 16+ Acres Mostly Wooded
- Some Open Land With Ranch Home
- Built 2005
- Over 3,000 Sq. Ft.
- Oversized Two-Car Attached Garage
- Storage Shed
- Wayne Twp., Ashtabula Co.

Also Selling Description:

- One-Owner B3000 Kubota With Cab & Front-End Loader
- Furniture
- Household Goods

Live Onsite With Online Bidding Available



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details, including
directions.

To settle the
estate, all sells on
location

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Information is believed to be
accurate but not guaranteed.
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MLS



REAL ESTATE

Ranch home built in 2005, 3,005 sq. ft. with open floor plan. Applianced kitchen, formal dining room, family room, front foyer, main-level laundry, main bedroom with private bath, walk-in closet, two additional bedrooms and full bath. Rear deck off the family room. Front porch. Full basement that could be easily finished with walkout. Two and half-car attached garage. Breaker electric. Electric heat with heat pump air, small storage building. Nice set back off the road. 16+ acres mostly wooded with some open land. Drilled water well and private septic. You'll love this property and the setting.

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 CAB TRACTOR WITH LOADER, BRUSH HOG, FURNITURE, HOUSEHOLD ITEMS

One-owner B3000 Kubota with cab, front-end loader, 60" deck, 229 actual hours.

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

Thelma A. Hamilton, Administrator for Marvel J. Peel Estate. Ashtabula Co. Case #2024EST00332




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