



AUCTION

LEADING THE INDUSTRY SINCE 1945

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THURSDAY – AUGUST 26, 2021 – 5:00 PM
REAL ESTATE SELLS AT 5:30 PM

Berwald Auction

THREE-BEDROOM BRICK RANCH HOME WITH 1+ ACRE – BRISTOL TWP. & SCHOOLS – TRUMBULL COUNTY – CORNER LOT

Also Selling: Cub Cadet Lawn Mower – Furniture - Collectibles

Family owned for years. Absolute auction, all sells to the highest bidders on location:

**2676 BRISTOL CHAMPION TOWNLINE RD.,
BRISTOLVILLE, OH 44402**

Directions: Take Rt. 45 south of Rt. 88 or north of Rt. 305 to Bristol Champion Townline Rd. NW and west to address.

Watch for KIKO signs.



Real Estate: Solid three-bedroom brick ranch home with applianced kitchen, dining room, family room with bay window and access to rear sunroom/patio. Hall and linen closets. 1 1/2 baths. Large living room with fireplace and built-in storage. Laundry room with washer and dryer. FA gas heat, window AC unit, updated shingles, replacement windows. Built in 1954 with 1,767 sq. ft. of living area. Small storage shed. Corner lot with 1+ acres of land. Drilled well and private septic. Good solid home that needs updated to your liking. 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.



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Furniture – Collectibles – Cub Cadet Mower: Nice Cub Cadet 1282 hydro. mower with 44” deck – mah. claw-foot drop-front secretary – Dep. Era china cabinet – mah. side server – Martha Washington sewing chest – cedar chest – maple rocker – Walnut oval side table – small painted drop-leaf table – brass floor lamp – banquet lamp – Magazine racks – computer desk – flat-top trunk – Swiss cuckoo clock – mantle clock – brass cow bell – green jars – old wringer washer, rough – glassware – decanters – vases – luggage – teapot – typewriter – games – side stand – household goods.

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: John H. Berwald



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