

# JACOBS ABSOLUTE REAL ESTATE & CHATTEL AUCTION

**4BR HOME, 1.8 ACRES, SOUTHEAST LOCAL SCHOOLS  
'06 CHRYSLER SEBRING, TORO ZERO TURN, STORAGE BARN, & MISC  
LOCATION: 1100 N CARR RD, ORRVILLE, OH 44667**

**OPEN HOUSE:  
MONDAY, APRIL  
17TH, 4-6 PM**

SCAN HERE TO  
STAY UP TO DATE



**TUESDAY, APRIL 25TH, 2023  
4:00 PM CHATTELS, 6:00 PM REAL ESTATE**

**833-SOLD-RES / RES.BID**

**RES**  
AUCTION SERVICES



# JACOBS ABSOLUTE REAL ESTATE & CHATTEL AUCTION

**REAL ESTATE:** We are excited to offer you at absolute public auction the home of Harvey and Regina Jacobs. The parcel # is 27-00609.000 in East Union Twp and it consists of a 4 BR 2 BA home and 1.8 acres. The home is a manufactured home on a permanent foundation that has been converted to real estate. Built in 2001, this home is in excellent condition, and there are 2133 sq ft and an attached, heated, oversized 3 car garage. The home has a new roof. There is also a large master suite located off the entryway before you get to the kitchen. The kitchen has a custom-made bar/counter and comes furnished with all appliances. The washer and dryer also stay with the home. There was an addition put on the back of the home to expand the living area as well. The gas fireplace will keep you comfortable in the cold months and the central air will keep you cool during Summer. If single floor living with some elbow room are what you are looking for it doesn't get much better than this. This would be a great home no matter what stage of life you are in.

**OPEN HOUSE:** Property will be open for inspection Monday, April 17th, from 4-6 PM, other showings available by calling Seth Andrews 330-466-5471 or Steve Andrews 330-465-8498.

**TAX & TITLE:** Taxes are currently \$2,053.12 annually and will be prorated to the date of closing. The seller will provide a warranty deed and certificate of title and offer to split the fee for an owner's policy of title insurance.

**TERMS:** We require a non-refundable down payment of 10% of the purchase price on the day of the sale with the balance due within 45 days. There are no financing contingencies, and the property sells As-Is. There is a 5% Buyer's Premium on the real estate which means 5% of the high bid will be calculated and added to your bid price to establish the contract price. Possession will be at closing.

## **06 CHRYSLER SEBRING, TORO ZERO TURN, STORAGE SHEDS**

Also selling will be a good car, mower, portable storage sheds, tools, and households.

**CAR/MOWER/SHEDS:** 2006 Chrysler Sebring Convertible, automatic-47k miles-very clean, 2020 model Toro titan 60" mower-24hp-My Ride suspension nice, there are four storage sheds on the property, 3 will sell and the fourth was used for a horse stall will stay with the property. Sheds are 10'x14', 12x20, and 11'6"x24' steel sided- shed removal within 30 days of auction and is responsibility and expense of the buyer.

**TOOLS:** Honda EM4000 SX generator, Troy-Bilt 5500 generator, Delta Miter saw, Craftsman router, Husqvarna gas power washer, Bolens push mower, Porter Cable pancake air compressor, hand truck, 5 6' poly tables, Agri-Fab broadcast spreader, poly lawn roller, lawn aerator, jack stands, smaller floor jacks, little giant ladder, Craftsman double stack rolling tool box, hand tools.

**HOUSEHOLDS-MISC:** Kitchenware, air purifiers, eden pure heater, suitcases, quilt rack, misc pictures/frames, Oak rocker, baskets, blankets, gift wrap/boxes, nice reclining love seat, Porch glider/swing.

**NOTE:** The Jacobs home is well cared for just as all the personal property is. Harve and Regina took pride in their home and belongings, and it shows. I hope you appreciate the opportunity to buy it at public auction. Harve gave me my first job at the Creston Sale barn when I was a teenager. He treated everyone fairly and with respect. It's dad and I's privilege to work for him and Regina one more time. Hope to see you at the auction.



**Steve & Seth  
Andrews  
AUCTIONEERS**

5107 S. Jefferson Rd., Wooster, OH 44691

**330.262.9186**



**RES  
AUCTION SERVICES**

375 Fry Road, Wooster, OH 44691

**833.765.3737**

**SETH ANDREWS, AUCTIONEER, BROKER 330-466-5471  
STEVE ANDREWS - ANDY WHITE - DREW TURNER**