



Personal Property: Troy-Bilt Pony 7 speed riding mower, Troy-Bilt 24" snow blower, pacer trash pump, Yard machine Wood chipper, wheel barrel, Troy-Bilt push mower, shovels, rakes, Pitch forks, gas cans, Car ramp set, Pacer trash pump, Step ladder, Extension ladders, Air compressors, Assortment of C-clamps, Stand grinder, Lincon Arch welder, Century mig welder, lockers, Drill press, Craftsman tool chests, pressure washer, large collection of A-Traks, 45 records, Whole house full of antique/ vintage furniture, Mccoy Glassware.



Cars: 1967 Pontiac Lemans
Cloned, 1970 Pontiac 237, 2001
Chevrolet 2500

Taxes & Legal: Marion County Parcel Number 050050004200. Located in River Valley School District and Claridon Twp. The current annual taxes are \$1,120.02.

Terms: The Successful purchaser will be required to make a nonrefundable down payment of 10% at the conclusion of the auction with the balance due at closing within 45 days. **A 10% buyers premium will be added to the final bid to determine the purchase price.** All desired inspections need to be completed prior to the bidding.



Devon Heacock, 740-341-6553
Andy White – Drew Turner
Seth Andrews, Broker



LIVE & ONLINE



LIC # 2022000271

(833) SOLD-RES www.RES.bid

ABSOLUTE
FAULKNER
REAL ESTATE &
PERSONAL PROPERTY AUCTION



**TUESDAY,
NOVEMBER 12th**

**PERSONAL PROPERTY @ 3 PM
VEHICLES @ 4:45 PM
REAL ESTATE @ 5PM**

Auction will be held onsite located at
223 North Water Street, Caledonia, OH.
From Marion, head East on St Rt 309, then North on Water Street.
Watch for RES Signs.

**2-STORY HOME
3 VEHICLES
2-CAR GARAGE**



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**LIVE AUCTION W/
ONLINE BIDDING FOR
CARS & REAL ESTATE @
RES.BID**

CLASSIC CHARM

Real Estate: Selling a 2-story home with classic charm in a small-town setting. This dated 2-story, 3-bedroom, 1-bath home offers timeless appeal and endless potential. Nestled on a 0.25-acre lot in a charming small town, the 1,474 square-foot property features an **original woodwork staircase** that serves as a beautiful focal point, adding character throughout. The first-floor primary bedroom provides convenience, while the spacious bathroom offers room for future updates and customization.

A bright sunroom is perfect for bringing natural light into the home, creating a cozy spot for morning coffee. Outside, you'll find a peaceful shaded sitting area, a two-car garage, and a shed—ideal for extra storage or workspace.



Open House: The home will be open for inspection on Sunday, November 3rd 4:00 to 6:00PM. For private showings call **Devon Heacock, 740-341-6553**.



If you're looking for a home with classic features and plenty of potential, this property combines small-town living with opportunities for modern upgrades.

SMALL-TOWN SETTING

Plum Alley

N Water St

223 N Water St

