

THEODORE B. GLIDDEN ABSOLUTE ESTATE AUCTION

2 BEDROOM HOME – 1 ½ BATH – RANCH STYLE – FULL BASEMENT – 24' x 30' BLOCK BUILDING – STARTER HOME – INVESTMENT PROPERTY – 2018 CHEVY SILVERADO – JOHN DEERE 2210 TRACTOR – LUND BOAT – FIREARMS – TOOL – HOUSEHOLD AND MORE – OPPORTUNITY

**THURSDAY, MAY 25TH STARTING @ 1:00 P.M.
REAL ESTATE TO SELL FIRST**

1017 FOWLER DR. – CALDWELL, OHIO 43724



TERMS ON REAL ESTATE: Successful purchaser to give a 10% non-refundable deposit down on the day of auction – balance due at closing (within 45 days). This property will sell “As-Is/Where-Is” w/ no warranties implied or expressed. This property will sell w/ no contingencies, financing or otherwise. This property will sell Absolute w/ no minimums or reserve. Not responsible for accidents or loss. Any announcements on auction day take precedence over any and all printed material.

AUCTION BY ORDER OF: CONNIE BURCH, ADMINISTRATOR OF THE THEODORE B. GLIDDEN ESTATE – NOBLE COUNTY PROBATE CASE # 20211021(A) – RYAN REGAL, ATTORNEY

Opportunity Knocks w/ this 2-Bedroom, 1 ½ bath home, ranch home w/ a full basement is located in the quiet Village of Caldwell. The main level of this home has a living room, eat-in kitchen, two bedrooms, and a full bath. The full unfinished basement could be finished to add extra living space, and features a half bath. This 840 square foot home also has a 24' x 30' detached block building w/ 2 garage doors that features 10' ceilings. There are so many possibilities with this home and property. Home needs a little TLC (mostly “elbow grease”), but could make an ideal starter home, retirement home or an investment property. Opportunity Knocks!!!

INSPECTION DATES:

MONDAY, MAY 15TH FROM 4:30 TILL 6:00 P.M.

MONDAY MAY 22ND FROM 4:30 TILL 6:00 P.M.



AUCTION CONDUCTED BY:

ED AND BEN SCHAFFER AUCTIONEERS, LLC.

BEN SCHAFFER REALTY

WWW.EDANDBENSCHAFFER.COM

740-305-5054

740-584-SALE





TERMS ON CHATTELS: CASH OR GOOD CHECK W/ PROPER ID.

Truck: 2018 Chevrolet Silverado 1500 4x4 crew cab w/ 20,100 miles – does have small amount of roof damage; **John Deere 2210 Tractor w/ John Deere 210 front-end loader – 4x4 - HST w/ 270 hrs.;** **Boat:** Lund Adventure 1650 aluminum V-deep fishing boat w/ 9.9 4 stroke Mercury Motor – rod holder – fish finder – Yacht Club Trailer; **Firearms:** Winchester Model 9422 w/ Bushnell scope; Marlin 22 SL & LR w/ octagon barrel; Henry Rifle – Model H004V; Remington 870 20ga.; Remington Model 700 - 270Win w/ scope; Remington Model 700 – 22/250 w/ scope; Browning 20 ga. O/U shotgun; Browning 410 O/U; Bounty Hunter 22 – 6 shooter; Thompson Center Fire muzzle loader; Remington 870 12 ga. pump; Thompson Center Fire 50 cal. Muzzle loader; Marlin Model 25MG – 22; Beretta Model A303 12 ga.; Remington 870 Wingmaster 12 ga. w/ scope; misc. ammo, cleaning kits, and accessories; **Hand Tools, Power Tools, and More Items from the Garage:** John Deere lawn sweep; Master multi-fuel 75,000 BTU torpedo heater; engine hoist; Ready heater; wheel barrel; plastic tool boxes; torch set; Stihl FS45 weed-eater; several long handled tools; 10' fiberglass step-ladder; metal car ramps; gas cans; alum. dog box for truck; pet carrier; portable air tanks; NAPA battery charger; Magna Force 5hp air compressor; Stihl BG75 leaf blower; Master Hand tool box; DeWalt 18v saws-all; DeWalt 12v cordless drill; Lincoln electric grease guns; DeWalt 18v cordless circular saw; ¼” Craftsman deep-well sockets, sockets, ratchets, extensions; 3/8” Craftsman deep and shallow sockets; ½” Craftsman sockets; breaker bar; screw drivers; channel locks; vise grips; pliers; punches; files; hammers; crescent wrenches; Rigid pipe wrenches; Pittsburg metric and standard impact sockets; air impacts; air conditioner gauges; c-clamps; pullers; Craftsman bench-top grinder; Honda 5.5 hp – 2400 PSI pressure washer; floor jack; box fans; AC 225 welder; air hoses; in & out boxes – full; metal shelving; jack stands; aluminum ext. ladders; 4’ aluminum step ladder; bait caster reels; fishing tackle; tackle boxes and more; Household and more: 32” Sony flat screen; glass topped TV stand; Fenton hand painted lamp; glass topped end table; ash trays; wooden rocking chair; chest of drawers; mop bucket; oil lamp; roll top desk; May Tag electric washer/dryer; Corning ware dishes; and more

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LANCE MILLER, AUCTIONEER – 740-819-8838

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AUCTIONEER'S NOTE: AUCTIONEER'S NOTE: Come and join us on a Thursday afternoon for a very nice auction. Parking is at the St. Stephens Catholic Church – just a short walk down Fowler Dr. to auction site. Not responsible for accidents or loss. Any announcements on the day of the auction will take precedence over any and all printed material. Theodore (Ted) had many nice items. Guns will not be onsite until