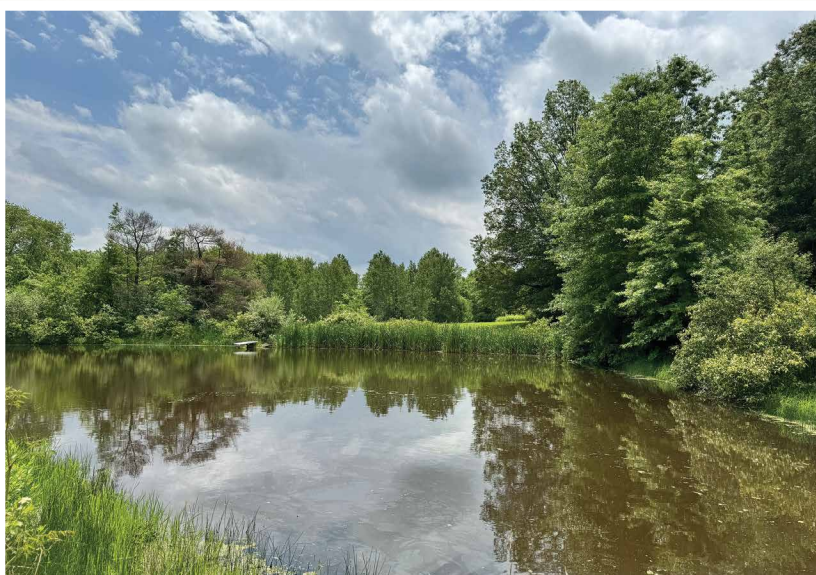


ABSOLUTE AUCTION

TUESDAY, JULY 8, 2025, 4:30 PM
REAL ESTATE SELLS AT 5:00 PM



REAL ESTATE



PRIVATE 18+ ACRE PROPERTY

Ranch Home, Pond &
Wildlife

16510 MOCK RD.,
BERLIN CENTER, OH 44401

AUCTION HIGHLIGHTS

- Great Hunting
- Four Bedrooms
- Great Room
- Attached Garage
- Western Reserve Schools, Berlin Twp., Mahoning Co.
- Near Lake Milton & Berlin Lake

Also Selling Description:

- Toyota Tundra
- Troy-Bilt Rototiller
- Chipper Shredder

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Information is believed to be
accurate but not guaranteed.
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REAL ESTATE

Built in 1972 with later addition, 2,244 sq. ft. Nice setback off the road. Nature lovers dream. Open land around pond and home, wooded in back. Covered porch, family room off kitchen, great room with brick fireplace and beam ceiling, and private office. Four bedrooms including master with private shower bath. Full bath and linen closets. Walkout basement with laundry, propane boiler. Two-car garage, drive through overhead doors, concrete apron and circle drive. Home will need some updating. Chicken house and fruit trees in backyard. Elevated hunting stand. Property shown by appointment.

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.

TRUCK, TOOLS, HOUSEHOLD.

2001 Toyota Tundra 4X4, automatic, ext. cab, 71,100 miles; Yardman MTD riding mower with bagger; Troy-Bilt Bronco lawn tractor; Troy-Bilt Horse rototiller; 10 HP chipper shredder & Versa tiller; Mantis tiller; Craftsman 12-gal air compressor; ladder deer stands; bicycles; Sears Ted Williams 7.5 HP outboard motor; gas cans; bamboo rattan glass-top table, 4 chairs, sofa & chair with ottomans; reclining sofa; upholstered recliners; oak server with wine rack; canning jars; misc. household and kitchen items

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
Ann L. Scott



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