

AUCTION

MONDAY, AUGUST 18, 2025, 5:00 PM
REAL ESTATE SELLS AT 5:30 PM



REAL ESTATE



CARPENTER ESTATE

Three-Bedroom
Ranch Home

1238 ALAMO RD.,
CARROLLTON, OH 44615

LIVE ONSITE WITH ONLINE BIDDING AVAILABLE ON REAL ESTATE

AUCTION HIGHLIGHTS

- 24 X 64 Garage/Shop
- 2.5 Acres
- Convenient Location
- Just Outside Of Town
- Carroll Co., Union Twp.

Also Selling

- Autos
- Trailers
- Household



Scan for auction
details, including
directions.

To settle the
estate, all sells on
location

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Information is believed to be
accurate but not guaranteed.
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MLS



REAL ESTATE

Offers three-bedroom ranch home having applianced kitchen, dining room, front living room with front entrance foyer area, full bath on main level, primary bedroom with half bath, two additional bedrooms on main level. Mostly all replacement windows throughout. Metal roof. Rear deck off kitchen. Full divided walkout basement with two-car garage. Oil FA furnace and central air. 200-amp breaker electric. 24 X 64 detached garage/shop with electric and concrete. All situated on 2.52-acre lot, open and wooded with fruit trees. Convenient location with loads of opportunity. All mineral rights including gas and oil owned by the estate to transfer to the buyer. Home open auction day starting at 2:00 PM.

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.

AUTOS, TRAILER

2011 Chevy Silverado ext. cab 4X4, 4.8L V8, 192K miles; 2008 GMC Envoy SUV 4X4, 4 door, needs rack and pinion replaced, new part to go with, 187K miles; 2007 Toyota Avalon; 2023 5.5 X 10 single-axle trailer with landscape gate

CONTENTS

Like-new Pit Boss pro series pellet grill; mower jack; workbenches; fishing poles; misc. bottle collection; like-new Culver mobility power chair; oak pedestal dinette with 4 chairs; server; hutch; leather chair; end stands; pots; pans; cast-iron skillets; stereo; flatscreen TVs; full bed; knee-hole desk; flatware; lock box; vintage Pleasure Chest cooler; curio cabinet; power chair; wash tub; Nordic Track treadmill; usual household 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

Monica Shafer, executrix of the Terry V. Carpenter Estate.
Carrol Co. case #20241153



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REALTORS
AUCTIONEERS
ADVISORS

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