

ABSOLUTE AUCTION

THURSDAY, AUGUST 21, 2025, 4:00 PM
REAL ESTATE SELLS AT 5:30 PM



REAL ESTATE



ONE-OWNER, THREE-BEDROOM RANCH HOME

2669 N. LIPKEY RD.,
NORTH JACKSON, OH 44451

AUCTION HIGHLIGHTS

- Outbuildings & Two-Car Garage On 6.37 Acres
- Free Gas, Blacktop Drive
- Jackson Twp., Mahoning Co., Jackson Milton Schools
- Mineral Rights Transfer, Joins Meander Creek Property

Also Selling

- Dodge Caravan
- Gravely Mower
- Household
- Tools

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REAL ESTATE

One-owner ranch home with eat-in applianced kitchen, living room with hardwood floors and fireplace, three bedrooms all with hardwood floors, full bath, attic storage space, full basement with free gas heat, central air, breaker electric, laundry area with outside entrance. Enclosed rear porch. Outbuildings include 22 X 24 two-car garage with 7 X 22 patio area, 24 X 30 pole building plus 24 X 40 pole building/horse barn with electric, water and tie stalls for horses. Blacktop drive and turnaround. 6.37 acres with pasture, older fence, free gas heat.

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.

DODGE VAN, GRAVELY MOWER, RASCAL SCOOTER, HOUSEHOLD, TOOLS

2005 Dodge Caravan SXT 3.3L V6, 82K miles; Gravelly ZT 2348 XL 48” commercial mower, 907 hrs; Lincoln AC215 welder; two-wheel lawn cart; floor jack; table and vise; wheelbarrow; lawn tools; Mantis tiller; 10-gal milk can; Rascal scooter; battery charger; alum. stepladder; string trimmer; elec. blower; Poulan chainsaw; push mower; Northway snowmobile, as is; jack stands; 3 pt slip scoop; old walk-behind Gravelly, as is; old garden tractor; kitchen table and chairs; elec. lift chair; recliner; sofa; beds; DVD; CD; VHS tapes; mod. spinning wheel; vict. side stand; vic. drop-front desk with bookshelf top; mah. sewing stand; loads of yarn; some craft items; computer desk and chair; frames; dresser and mirror; dishes; Cosco stepstool; barrel racing horse saddle; horse figurines; Maytag wringer washer; floor-model drill press; Craftsman radial arm saw; two-man saw; hand tools; hardware

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

Wayne R. Tibbits, Successor Trustee of Howard & Marjorie Tibbits Trust.



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