

# ABSOLUTE AUCTION

TUESDAY, SEPTEMBER 23, 2025, 12:00 PM



REAL ESTATE



LIVE AUCTION WITH ONLINE BIDDING

3-BEDROOM HOME  
ON 1.42 ACRES,  
ZONED C3

2005 Ford F-150, Oval  
360 Frame Machine,  
Puch Moped, Cuckoo  
Clock, Tools

794 BROAD ST.,  
WADSWORTH, OH 44281



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Information is believed to be  
accurate but not guaranteed.  
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Absolute Auction.  
All sells to the  
highest bidders  
on location.



**Real Estate:** Fixer upper bungalow home built in 1948 presents an exceptional investment opportunity on 1.42 acres spanning two parcels in a prime Wadsworth location. The 1,500 square foot home features eat-in kitchen, living room w/ fireplace, two bedrooms, and full bath, hardwood flooring throughout much of the main level. A third bedroom upstairs provides additional flexibility. Full basement w/ laundry gas F/A furnace, wood burner & breaker electric. The two-car garage offers convenient storage and parking. Public water & sewer. Property is zoned C3 Intensive Business District located in a high traffic count area, which opens doors to a multitude of commercial opportunities. Whether you're looking to develop, expand an existing business, or hold for future appreciation, this rare combination of residential living and commercial potential makes it an ideal addition to any

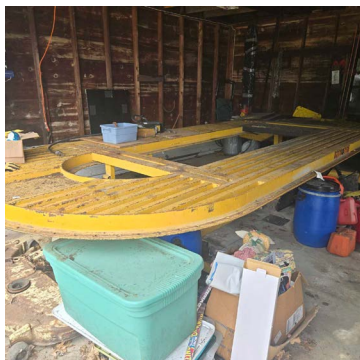
investment portfolio. Parcel #040-20B-15-031 & 040-20B-15-032. Half year taxes are \$1,505.61. Convenient location with easy access to schools, shopping, restaurants, and highway.

**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.

**Auction By Order Of:** Marilyn Gudenas, POA for Tyler Rhoades

# ONLINE ONLY AUCTION

**STARTS: WEDNESDAY, SEPTEMBER 17 - 12:00 PM**  
**ENDS: WEDNESDAY, SEPTEMBER 24 - 12:00 PM**



**Also Selling Online Only:**

**Starts: Wednesday, September 17, 2025, 12:00 PM**

**Ends: Wednesday, September 24, 2025, 12:00 PM**

**Preview: Tuesday, September 23, 2025, 10:00-11:00 AM**

**Pickup: Monday, September 29, 2025, 11:00 AM-2:00 PM**

**Contents.** 2005 Ford F-150 w/ Approx. 110,000 Miles; Oval 360 Frame Machine; Maytag Ringer Washer; Cuckoo Clock; Records; Sports Gear; Power Washer; Battery Charger; Jack Stands; SNK Super NEO 29 Arcade Game; Live Traps; Yard Tools; Patio Furniture; Older Cub Cadet Riding Mower; Weed Whips; Cedar Chest; Hump Top Trunk, Scrap.

**Online Terms:** Visa, MasterCard & Wire Transfer accepted. Wire Transfer required on purchases totaling \$2,500 or greater and on titled vehicles. No shipping, pickup only. All items must be removed during pickup time or items will be forfeited. 15% buyer's premium on all sales. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.



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