

# ABSOLUTE AUCTION

THURSDAY, OCTOBER 2, 2025, 4:30 PM  
REAL ESTATE SELLS AT 5:30 PM



REAL ESTATE



**FOUR-BEDROOM HOME WITH  
GARAGES ON ONE ACRE**

**ALSO SELLING: JD MOWER, TOOLS,  
ANVIL, HOUSEHOLD ITEMS**

**1179 OAKDALE AVE.,  
WELLSVILLE, OH 43968**

**LIVE ONSITE WITH ONLINE BIDDING  
AVAILABLE ON REAL ESTATE**



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Information is believed to be  
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**MLS**



*Scan for auction  
details, including  
directions.*

*Absolute Auction.  
All sells to the  
highest bidders  
on location.*

## REAL ESTATE

Four-bedroom, two-story home having applianced kitchen, formal dining room, large front living room with fireplace and electric fireplace insert, pocket doors between living room and dining room, large covered front porch, full bath on main level. Enclosed rear porch. Four good-size bedrooms upstairs all with hardwood floors, natural woodwork throughout the home. Full basement with canning kitchen and fruit cellar. Gas FA furnace, breaker electric, walkup storm door, one-car detached garage. Approx. 24 X 30 block garage with two overhead doors. Garden/play shed. All situated on a nice level one acre lot! Home open auction day at 2:00 PM.

## NOTE

Property has been in the Reese family for almost 80 years!

## 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.



## CONTENTS

John Deere LA105 lawn tractor; push mowers; nice 100 lb. anvil; yard tools; hand tools; oilers; lawn sweeper; lawn cart; pipe vise with threader/dies; stepladders; chicken crate; few primitives; pots; pans; kitchenware; bedroom chairs; quilts; handywork; craft items; Christmas décor; oil lamps; bedroom lamps; 4 pc. blonde oak bedroom suite; sewing machines; Fiesta dishes; hump-top trunk; vanity with chair; knee-hole desk; alum. platform sofa and loveseat; 6-leg stand; Gulbransen player piano; 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.



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REALTORS  
AUCTIONEERS  
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