

ABSOLUTE AUCTION REAL ESTATE & CONTENTS

**3 BEDROOM RANCH W/ 30' X 40'
BUILDING & 1.5 ACRES +/-**

**JD Garden Tractors-Tools-Guns
Household & more.**

WEDNESDAY, JULY 8TH AT 5 PM

**Located at 410 Keely Rd. Franklin, PA 16323
From Rt. 322 at Wyattville take Rt. 427 N 7/10
of a mile to Keely Rd. follow 8/10 of a
mile to the auction.**

Real Estate (sells at 6PM): 3 bedroom vinyl sided home with an eat-in kitchen that includes the appliances, living room, 3 bedrooms, separate laundry room, full bath, basement, central air and a Kohler back-up propane generator. The property also features a 30' x 40' building with a half bath, concrete floor, 11' 9" ceiling height, overhead door and electric. Situated on a 1.5 +/- acre level lot with a blacktop driveway. A perfect home for first time home buyer or anyone looking to downsize but still wanting space for their hobbies or toys. Situated 15 min. south of Cochranton & 10 min. north of Franklin, PA.

Tractors: John Deere X500 hydrostatic garden tractor with deck, hydraulic snowplow and only 233 hrs; John Deere X350 hydrostatic tractor with deck and only 98 hrs. (both tractors are in excellent condition). **Guns:** Marlin mod. 781 .22 rifle; Mossberg mod. 190K A 16 ga bolt action shot gun; Rugar Air Hawk pellet rifle. **Misc.:** 3500 watt gas generator; chain fall; lawn trailer; vise; battery powered chainsaw & blower; box trap; knives; misc. tools; kitchenware; furniture; jewelry & more.

Appliances: Washer & elec. dryer; GE portable dishwasher.

Owner: Carol McClelland. See nicollsandauctions.com or auctionzip.com #1520 for photos. **RE Terms:** 10% down at time of sale, balance within 45 days. There shall be a 10% buyers premium added to the high bid to determine the selling price. **PP Terms:** Cash, Approved PA Checks or Credit or Debit Cards w/ 4% fee. All State & Federal firearms laws apply, no out of state gun sales.

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& AUCTIONS

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