

# Cool Real Estate & Personal Property Auction

Real Estate: Ranch Home with Barn on 5 Acres

Separate 5 Acre Vacant Land parcel

Personal Property: Tractors - Equipment – Tools - Guns - Household

Due to the death of Gary Cool, we will sell by Public Auction located at:

**10263 Cemetery Rd. Burbank, OH 44214**

¼ Mile North of I-71 on Rt. 83, then west on Willow Rd. for ½ mile and south on Cemetery Rd. for ½ mile to auction site. Off-Road parking, weather permitting. See pictures at [www.rdfarnsworth.com](http://www.rdfarnsworth.com) or [www.theemersongrp.com](http://www.theemersongrp.com)

**Saturday, February 3rd, 2024 - 9:00 AM**



**OPEN HOUSE: Saturday January 13th 1:00 PM to 2:30 PM  
& Thursday, January 18th 1:00 PM to 2:30 PM**

Real Estate Sells at 12:00 PM (Noon) - Harrisville Twp. – Medina County

- **Parcel #1** – Spacious 3 Bed/2 Bath Ranch Home built in 1973 with over 2300 sq. ft. of living space. Full unfinished basement. 2 car attached garage, plus 32'x40' pole barn all on 5 acre parcel.

- Parcel # 014-14D-35-009.

- **Parcel #2** – Separate adjacent 5 Acre building lot parcel (vacant land). Parcel #014-14D-35-008

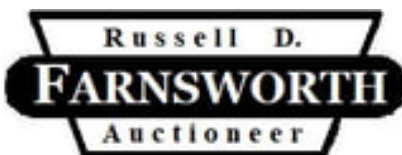
Real Estate Terms: 10% non-refundable down day of auction with balance due at closing. No financing, inspection, or other contingencies. Any desired inspections must be made prior to bidding. Property sells "As Is- Where Is" and subject to all articles of record. Announcements made day of sale take precedence over all printed advertising and statements. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate, but not guaranteed.

Parcels will be offered separately, and together, and will sell in the manner that nets the most for the seller.

Call Paul Emerson with questions about the Real Estate (330) 421-3327

For Personal Property Pictures, List & Terms visit [www.rdfarnsworth.com](http://www.rdfarnsworth.com)

**Sale by order of: Mrs. Mary Cool - Owner**



**Farnsworth Auctions LLC**

Seville, OH (330) 334-3731 or (330) 302-0659

[www.rdfarnsworth.com](http://www.rdfarnsworth.com)

Auctioneer/Realtor:  
Russell Farnsworth

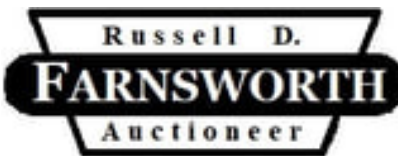
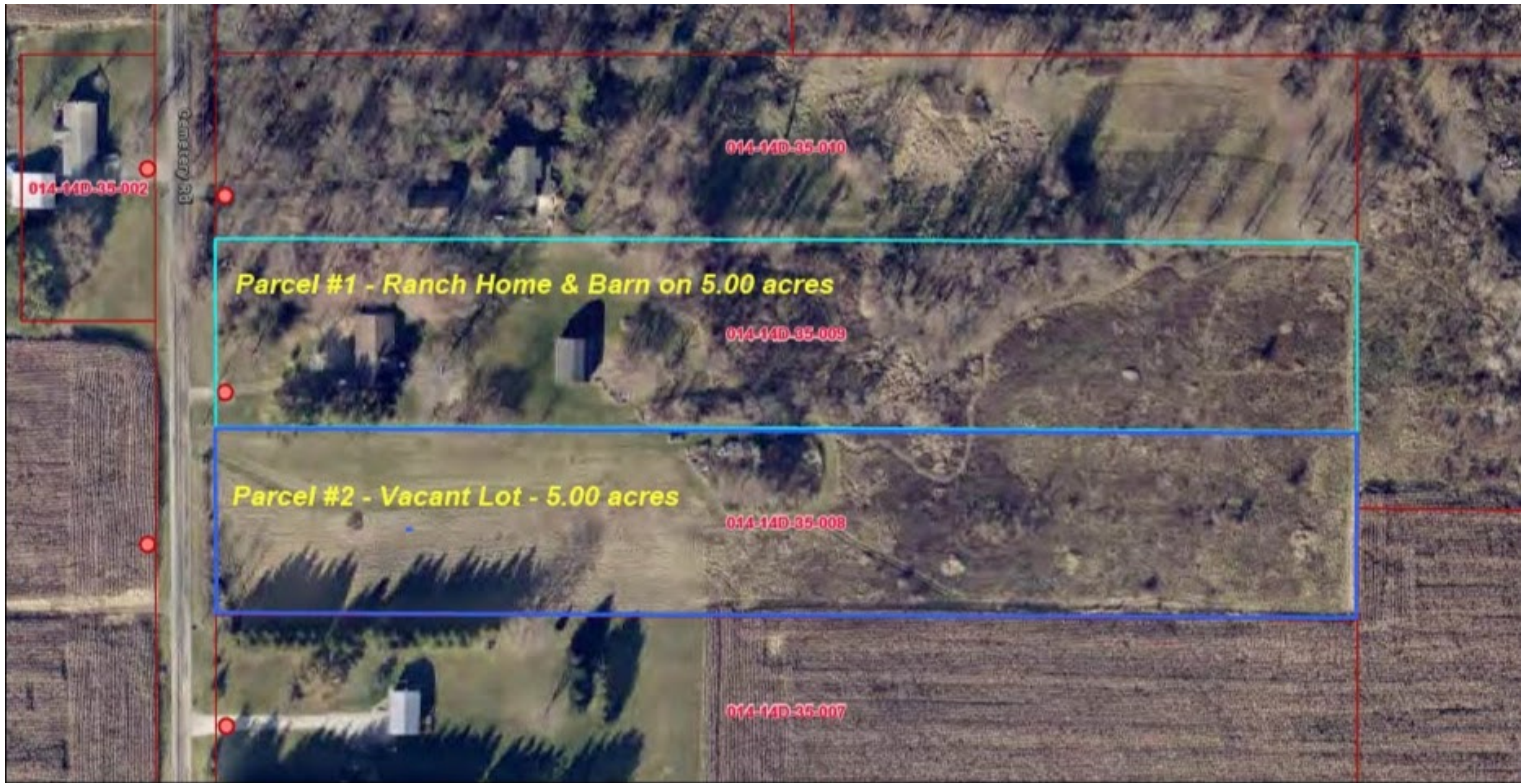
Broker: Paul Emerson



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