

AUCTIONEER/REALTOR:

Douglas L. Milano, ext 119, 330-205-2196 & Russell T. (Rusty) Kiko, Jr., C.A.I.,
ext 115, 330-495-0923

AUCTION BY ORDER OF:

Dawn Rogerson, executrix of the James Carson Estate. Harrison Co. Case #20141012



AUCTION

Russ Kiko Associates Inc. Auctioneers • Richard T. Kiko Agency, Inc. Realtor

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SATURDAY - JUNE 14, 2014 - 10:30 AM

REAL ESTATE SELLS AT 11:00 AM

"Carson Estate"

**Ranch Home on 6+ Acres with Heated Shop
and Block Barn**

**Also Selling: NHTN55 4 X4 Tractor – Kaw. Mule – Zero
Turn – 4 Wheeler – Complete Line of Wood Shop
Equip – Tools – Coca-Cola Vendo 44 10¢ Machine –
Early Wurlitzer Juke Box**

To settle the estate, all sells on location:

181 EAST MAIN ST. HOPEDALE, OHIO 43976.

Directions: Take St. Rt. 22 east of Cadiz or west of Wintersville to Hopedale exit and south on Miller
Station Rd (151) to E. Main St. and east to property. Watch for **KIKO** signs...



LEADING THE AUCTION INDUSTRY SINCE 1945





Real Estate: One owner 4 bedroom ranch home on over 6 acres of land with 2 outbuildings. Home offering kitchen w/ dining area, living room w/ front entrance and covered porch. Large master bedroom w/ private full bath - nice sunroom off of kitchen w/ access to rear patio - 3 additional bedrooms w/ 2nd full bath complete the main level. Full partially finished divided basement w/ breaker electric. Modern Rheem gas FA furnace and central air, utility room w/ stand up shower - 2 car attached garage w/ opener. All on county water and sewer. Outbuildings: comprising of good 30 X 50 Gambrel roof finished wood shop w/ concrete floor - gas reznor heat, water w/ full floored 2nd level storage and 10 X 8 overhead door. 30 X 48 drive thru block building w/ 12 X 48 lean to addition. Good, well maintained property with loads of possibilities.

TERMS ON REAL ESTATE: 10% down auction day, balance due at closing. Buyer's premium of 10% to be added to the final 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.



Tractor - Mule - Equipment: Good one owner N/H TN 55 4X4 tractor w/ N/H 32LA quick tach loader synchro command trans, 1200 hrs - selling separate quick tach. plate w/ hydro PTO - quick tach snow blade - set of ripper teeth for material bucket - QT pallet forks - LN Cub Cadet Z Force 60" deck zero turn mower used 1 season - Kawasaki Mule 4X4 w/ cab enclosure - well maintained Yamaha Terra Pro 4 wheeler w/ PTO and 4' finish Yamaha mower and snow blade - 7' Woods 3 pt Brush hog - Gill HBL 96-2 3 pt blade - Continental 3 pt post hole digger - good 5X8 utility trailer w/ drop gate - Hardy 12 volt pull type sprayer - 3 pt 4' snow blower - walk behind rotary mower - Go-cart - Echo CS341 trim saw - Husquvarna weed eater - lawn cart - Ranch King lawn sweeper - several chains and binders - assort lawn tools - post pounder - early anvil - alum truck tool box - early 2 man gas chain saw

Wood Shop Tools: Jet Air filtration system - C-Aire 60 gal 5HP upright air compressor - Craftsman 10" Table saw - LN Grizzly model G1021 15" planer - several routers - wood lathe - set of Craftsman lathe tools - Dovetail template - Dewalt sawzall - Dewalt Double shaft grinder - Craftsman Laser Trac sabre saw - electric and cordless drills - Forstner Bit sets - several clamps - Craftsman radial arm saw - shop smith - roto zips - brad nailers - wrenches - hand tools - Ridgid mod 700 power threader w/ Ridgid stand - pad sanders - router bits - drill bits - small jag of lumber - scroll saw - Delta combo sander - wire wheel on pedestal - pipe and bar clamps - chisels - 4" Delta planer - Inca jig precision wood working system. Note: wood shop is full, anything could turn up.

Coca-Cola Machine - Juke Box - Collectibles: Coca-Cola Vendo 44 10¢ machine - Wurlitzer mod 1080 The Colonial Juke box - nice early Pony saddle - Grain cradle sigh - Stewart Clipmaster animal clippers - tie tongs - granite bowls - kitchen utensils - 2 long benches - 2 rocking chairs - matching sofa, loveseat, and chair - knee hole desk - swivel arm chair - assort bone china bowls - day bed - assort lamps - youth bed - 8 chair dinette - Kimball Broadway organ - player piano - file cabinet - love seat - console stereo - Maytag washer and electric dryer - loads of Christmas décor - many boxes packed away.

Note: Nice clean auction from start to finish! Something for everyone! Tractor and Equip to sell at approx. 12:30PM.

TERMS ON CHATTELS: Cash, Check, Debit Card, Visa or MasterCard with proper ID auction day. 4% buyer's premium on all sales with 4% waived for cash.