



AUCTION

Russ Kiko Associates Inc. Auctioneers • Richard T. Kiko Agency, Inc. Realtor
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WEDNESDAY - JUNE 10, 2015 - 3:30PM
REAL ESTATE SELLS @ 5:30PM

BUNGALOW HOME ON 3+ ACRES
GARAGE - OUTBUILDINGS
KNOX TWP - WEST BRANCH LSD
ALSO SELLING: 2005 HONDA PILOT - 08 LOADER TRACTOR
TOOLS - JD MOWER - BASKETS

ABSOLUTE AUCTION, ALL SELLS TO HIGHEST BIDDERS ON LOCATION:

241 S. TWELFTH ST. RD., BELOIT, OH 44609

Directions: Take Route 62 east of Alliance or west of
Damascus to 12th St Rd and south. Watch for KIKO signs.



LEADING THE AUCTION INDUSTRY SINCE 1945



Nice country setting on 3+ acres w/cozy bungalow home. Main level features kitchen w/eat-in area, dining room, living room w/wood burning fireplace, 2 bedrooms w/oversized closets, full bath & enclosed porch. Second level has floored attic that could easily be finished for a 3rd bedroom or great for storage. Divided basement w/laundry, glass block windows, F/A oil heat & breaker electric. Newer detached 24x24 2-car garage w/electric. Original 3-bay garage w/vinyl siding, asphalt shingles & 220 electric. Original chicken coop. Large U-shaped driveway for easy turn around. Well & septic. Great starter home or investment opportunity!

Terms on Real Estate: 15% down auction day, balance due at closing. There will be a 10% buyer premium added to the final bid to determine 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 - Autos - Mower - ATV: 2008 McCormick CTV28 tractor w/L102 loader bucket, gear drive w/shuttle shift, 3pt, PTO, canopy and ropes, 4wd turf tires, 348 hrs V.G. - 2005 Honda Pilot, 4 door, auto, 3rd row seating, 4wd, 58,000miles - 1990 Chevy 1-ton dully w/8" steel dump bed, V-8 rebuilt engine - JD 245 lawn tractor, 20HP hydro - Honda 250 four trax four wheeler, nice shape - set of rims for 2015 Mazda 3 - Bush Hog FTH600 3pt finish mower

Tools - Hardware: Acetylene outfit - yard/garden tools - shop vac - bat. charger - workmate table - pedestal grinder - craft floor mad. drill press - Lincoln 225 welder - saws all - levels - hedge trimmer - walk behind trimmer - wrenches - sockets - screwdrivers - 3/4" drive socket set - toolbox full - large container of bird feed - 2 live traps - old table saw - several sheets of particle board - doz. plus camping propane bottles - belts - loads & loads of hardware, nuts, bolts, screws etc - 2 wood ladders - few sq. bales of straw - grease gun - allen wrenches - few pneumatic tools - 500 lb hoist - 2 vises - yard aerator - 2 floor jacks - alum. ext. ladder - 2 upright fuel tanks

Collectables - Accordions - HH: "Excelsior Accordiana" accordion in case - second accordion in case - acoustic guitar - Speed Queen auto washer and electric dryer - sm. upright freezer - 2 dozen NASCAR die cast cars - 150+ Longaberger Baskets® some coll. Club (LONGABERGER® and the other basket and collection names are the property of The Longaberger® Company. Russ Kiko Associates Inc. and this auction are in no way connected with, approved, or sponsored by The Longaberger® Company) - brass king bed - oak ped. table w/six chairs - outdoor light - several doz. whole house water filters - misc kitchenware - covered Amish buggy (needs work) - many items packed away.

Terms on Chattels: Cash, Check, Visa, or MasterCard with proper ID auction day. 4% buyer's premium on all sales, 4% waived for cash. Information is believed to be accurate but not guaranteed.

Auction By Order Of: Harry & Joyce Fife

Auctioneer/Realtor: Rudy Kiko, 330-540-2416, rudykiko@kikocompany.com

Realtor: Ashley Ritchey, 330-495-3474, adelgratta@kikocompany.com

