



AUCTION

Russ Kiko Associates Inc. Auctioneers • Richard T. Kiko Agency, Inc. Realtor
2722 Fulton Drive. NW, Canton, OH. 44718 • (330) 455-9357



www.kikoauctions.com



WEDNESDAY - JULY 1, 2105 - 6:00 PM

Waldo J. Bulford Estate

**Two Bedroom Home on 1.4 Acres with
Water & Sewer - Buffalo Twp – Butler Co –
Freeport Schools**

To settle the estate, all sells on location: **213 COLE RD. SARVER, PA. 16055.**

Directions: Rt 28 north of I-76 Pa Turnpike or south of US Rt 422 to Rt. 356 (S. Pike Rd. exit) then northwest on Rt 356 approx. 3/4 mile to Cole Rd. and left. Watch for **KIKO** signs...



Family owned since it was built approx mid 40's. Kitchen with appliances, dining and living room, 2 bedrooms and bath up – full basement with FA gas and central air, breaker electric, aluminum siding, laundry, replacement vinyl windows, shingle roof. Next to Woodbury allotment. Convenient location. City utilities. Needs some fixing up.

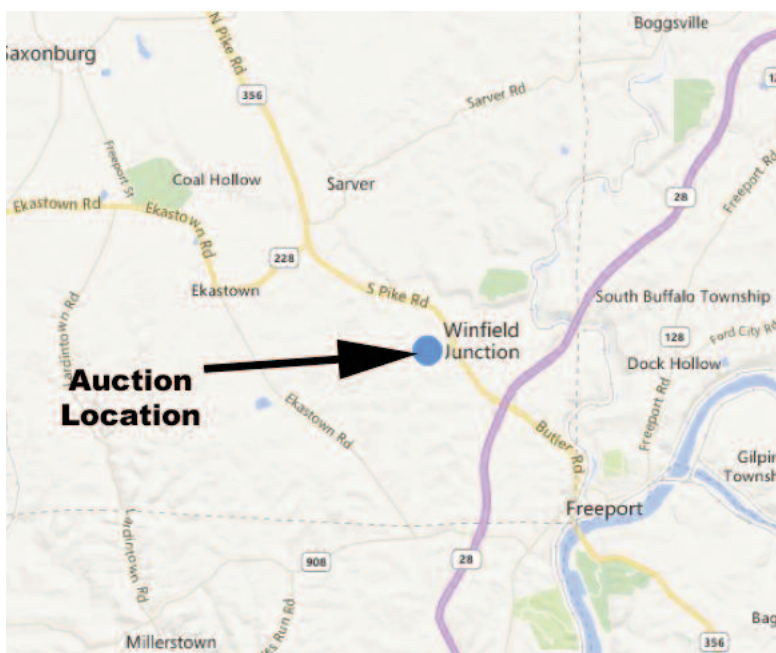
Note: Open 2 hours before sale. Lots of potential. 1.4 acres land, any questions call Rusty.

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. Information is believed to be accurate but not guaranteed.



LEADING THE AUCTION INDUSTRY SINCE 1945
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AUCTIONEER/REALTOR:

Russell T. (Rusty) Kiko, Jr., C.A.I., ext 115, 330-495-0923. #AU-002727L & RS-222810-L.
 Russ Kiko Assoc. #AY000170L.

AUCTION BY ORDER OF:

Ronald C. Bulford, executor of Waldo J. Bulford Estate. File No. 1014-0652

