



AUCTION

LEADING THE INDUSTRY SINCE 1945

SATURDAY – JANUARY 23, 2016 – 10:30AM

REAL ESTATE SELLS FIRST

6+ Wooded Acres w/Ranch Home

3% BUYERS BROKER REFERRAL

Household – Appliances – Guns – For The Julius P. Heil Revocable Trust

ABSOLUTE AUCTION, All sells to highest bidder(s) on location:

5140 PINTO RD., CARROLLTON, OHIO 44615

Directions: Located south of town on RT 332 4 miles to Autumn Rd., then east 2+ miles to Alamo Rd., then south ¾ mile to Pinto Rd., and then west to auction. Watch for Kiko signs.



Information is believed to be accurate but not guaranteed.



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REAL ESTATE: 6+ wooded acres w/wildlife. 1997 Mfg. Ranch Home w/3 Bedrooms, 2 Baths with 1836 sq. ft. Features oak kitchen w/dinette area, living, dining room, and family room. Master bedroom carpeted with bath & walk in closet. Two carpeted bedrooms & full bath. Mudroom w/laundry area. Home includes propane gas heat, and central air. Large porch deck overlooking 6+ wooded acres w/nature & wildlife. Storage shed, Sub well & septic. Carrollton Schools. Taxes \$370.53 per half year.

TERMS ON REAL ESTATE: 15% down auction day, balance due within 30 days. 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. For more information or help with financing contact Auctioneer at 800-533-5456 or visit our website at www.kikoauctions.com for additional pictures.

HOUSEHOLD FURNISHINGS INCLUDE: Whirlpool Refrigerator – Kenmore Electric Range – Amana Auto Washer & Electric Dryer – EA Oak Table & 6 Matching Chairs – EA Oak China Cupboard w/Lighted Glass Top – Oak Coffee & Lamp Tables – Lazy Boy Double Leather Sofa Recliner – Leather Lazy Boy Recliner – EA Sofa – Recliner – Floral Sofa – Lamps – End Tables – (4) Chair Dinette – EA Oak Queen Poster Bed w/Dresser & Mirror – Bassett Oak EA Chest & Dresser w/Single Bed & Night Stand – Mah. 3 Pc. Double Bedroom Suite – Oak Rocker – HH Kitchen Items – etc.

GUNS INCLUDE: Remington #870 12 ga. Pump 3" w/Vent Rib – Remington #870 12 ga. Pump 2 3/4" w/Vent Rib – Stevens Double 12 ga. - H & R 410 Rifle – NE Arms Remington 223 Single w/Sling Bull Barrel & 6-18 x 40 Scope – Gun Cases

TERMS ON CHATELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 4% buyer's premium on all sales, 4% waived for cash or check. Information is believed to be accurate but not guaranteed.

AUCTIONEER/REALTOR: Gene Kiko, C.A.I., ext. 112 or genekiko@kikocompany.com



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