



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**THURSDAY – DECEMBER 1, 2016 – 11:00 AM**  
**REAL ESTATE SELLS AT 12 NOON**

## Flynn Estate Auction

**CLEAN, ONE-OWNER HOME ON 2.65 ACRES – 4 BEDROOMS –  
2 FULL BATHS – POLE BARN WITH HORSE STALLS**

Mantua Twp. – Portage County, Ohio – Crestwood LSD  
Also Selling: Tractors – Camper – Tools – Furniture – Household Goods

All sells on location to settle the Estate:

**5211 Wayne Rd., Mantua, OH 44255**

**Directions:** Take SR44 south of US 422 or north of Mantua to Wayne Rd. and go east to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



**330.455.9357 • kikoauctions.com**







**KIKO AUCTIONEERS**

2722 Fulton Dr. NW, Canton, OH 44718  
**kikoauctions.com**

**Thursday – December 1, 2016 – 11:00 AM**

## **CLEAN, ONE-OWNER HOME ON 2.65 ACRES**

4 Bedrooms – 2 Full Baths – Pole Barn With Horse Stalls – Mantua Twp. – Portage County, Ohio  
Crestwood LSD – Also Selling: Tractors – Camper – Tools – Furniture – Household Goods



**Members – State and National Auctioneers Association**



Real estate features a clean, one-owner home situated on a nice 2.65-acre lot. Main floor has oak kitchen w/ appliances, dining room, living room w/ wood floors, 1 bedroom w/ walk-in closet, full bath, rear sun/family room, mud room, and laundry. Second story has 3 large bedrooms and a full bath. Full basement having updated Trane forced air heat pump, central A/C, and updated 200-amp breaker service. Attached 2-car garage. Approx. 36' x 75' pole barn w/ 8 horse stalls adaptable to other livestock or hobbies. Room for pasture to rear of barn. Convenient location! Crestwood Local Schools.

**Terms On Real Estate:** 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest 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.

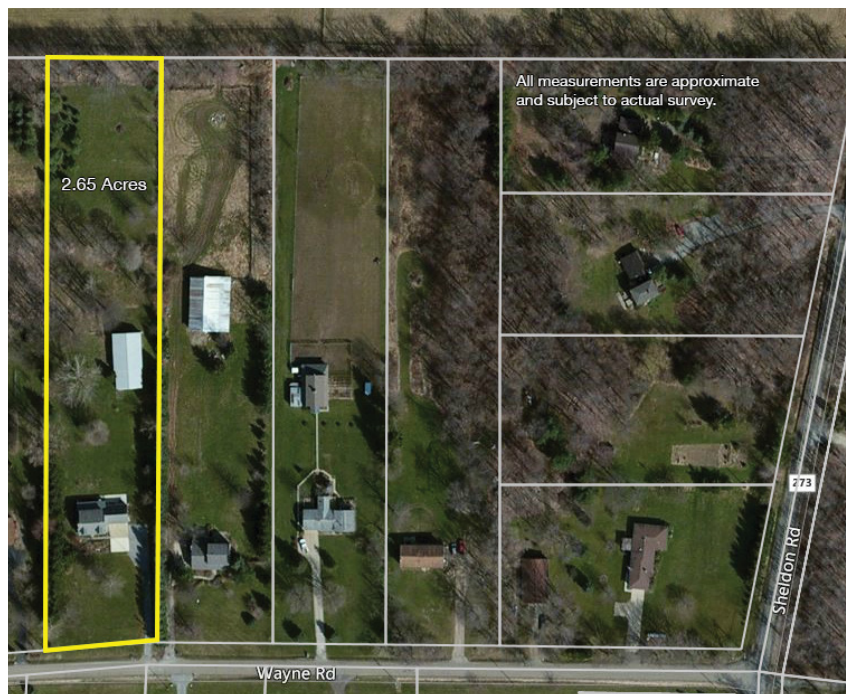
**Camper – Tractors – Tools:** 1970s Bethany pop-up camper, nice condition – 12' alum. row boat – Mitsubishi MT180D tractor, diesel, 4x4, 473 hrs., 3PT, PTO – Craftsman YT3000 lawn tractor, 42" – industrial carts – small 3PT rototiller – whiskey barrel – (2) 10' stock gates – Delta 10" table saw – gas cans – old bikes – car ramps – push mower – T-posts – fencing supplies – Agrifab lawn sweeper – Woods 5' blade, 3PT – Husqvarna chainsaw – shop vacs – hand tools – leaf blower – air tank – lawn carts – hose reel

**Furniture – Household Goods:** 4 pc. full size cherry bedroom suite – pr. maple twin beds w/ dresser – twin bed & dresser – maple dressers – dropleaf table – oak pedestal table w/ 4 chairs – curio cabinet – cedar chest – full size bed – small china hutch – pine table & chairs w/ matching hutch – wicker patio furniture – corner shelf – TV stand – sofa – lift chair – bookshelf – Edge exercise bike, sit down – Weider treadmill – Schwinn exercise bike – wrought iron patio table & chairs – Seth Thomas mantle clock – milk glass – lamps – vacuums – holiday décor – canning items – jugs – runner sleds – etc.

**Terms on Chattels:** 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.

**Auction By Order Of:** Mary A. Sopko, Executrix of the Elizabeth A. Flynn Estate. Portage Co. Probate # 2016-ES00412

**Auctioneer/Realtor:** Matthew P. Kiko, AARE, 330-327-9617 or mattkiko@kikocompany.com



**330.455.9357 • kikoauctions.com**

