



AUCTION

LEADING THE INDUSTRY SINCE 1945

**THURSDAY – DECEMBER 8, 2016 – 1:00 PM
REAL ESTATE SELLS FIRST**

Estate Auction

LARGE HANDYMAN HOME W/SOME UPDATES

Also Selling: 2016 Kia Rio – SS Kettle Corn Machine
Furniture - Misc.

Smith Twp. – Mahoning Co., OH - West Branch Schools

All sells on location to settle the estate:

13546 TOMBAUGH AVE., ALLIANCE, OH 44601

Directions: Take US RT 62 east of Alliance to Johnson Rd., then north to Ohio Ave., and west (Ohio Ave. turns into Alliance Sebring Rd.) to Tombaugh Ave. and auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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Parcel #16-017-0-053.00-0 and parcel #16-017-0-051.00-0 comprises two adjoining lots totaling approx. 1.16 acres. Large 2,300+ sq. ft. farmhouse with additions. Five bedrooms (2 are pass-thru rooms) and full bath upstairs. Main level has remodeled kitchen addition (needs finished), older kitchen area, dining room, family room, living room with fireplace, rear patio, full bath (needs tub), office, and bedroom. Basement with like-new Trane gas furnace and CA. Home has vinyl siding, updated roof (6-7 yrs.), and new septic (approx. 2 years). Detached 2-car garage. Good investment opportunity. Come take a look! Taxes are \$450.97 per half year. West Branch Schools. Home open auction day only at 11:00 AM.

TERMS ON REAL ESTATE: 20% 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.

AUTO: 2016 Kia Rio (GDI) w/8,400 miles.

FURNISHINGS: Custom SS kettle popcorn machine, very well built – Alum. ext. ladder – Dolly cart – Recliner – Sofas – Corner china – Desk & chair – Day bed – Lamps – Oak bedroom suite – Double bed – Early granite wringer washer.

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.

AUCTION BY ORDER OF:

Thurman Tuel Executor of the
John Carroll Calhoun Estate,
Mahoning Co. Probate Case #2016 ES 00540

AUCTIONEER/REALTOR:

George Kiko, george@kikocompany.com

APPRENTICE AUCTIONEER: Seth Slagle



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