



# AUCTION

LEADING THE INDUSTRY SINCE 1945

**FRIDAY – JANUARY 20, 2017 – 12:00 PM**  
**REAL ESTATE SELLS FIRST**

## Rutter Estate

## TWO-BEDROOM RANCH HOME ON CORNER LOT

Wayne Co. – Dalton LSD  
Also Selling: Auto – Tools – Household Items

Sells to settle the estate on location:

**665 WEST MAIN ST., DALTON, OH 44618**

**Directions:** From US RT 30 midway between Canton and Wooster at Dalton go north on RT 94/S. Mill St. then west on W. Main St. to auction. Watch for KIKO signs.



**REAL ESTATE:** Two-bedroom ranch home with approx. 1,900 sq. ft. of living space. Ideal corner lot with concrete driveway and attached two-car garage. Kitchen features breakfast bar with five stools, electric stove, refrigerator, dishwasher, and plenty of cabinet space. From the kitchen, you enter the front living room which has hardwood floors and access to the country style front porch. Master bedroom suite with a private bathroom and spacious walk-in closet. Additional bedroom and full bath on main level. The home also features a great room with vaulted ceilings and access to the above ground pool with new liner and large deck. Finished basement includes wood burner, laundry room, shower, and additional room for office/rec room. Property also features a storage shed in the back. Gas furnace and public utilities. Parcel #50-00176.00.

**NOTE:** Home will be open two hours prior to bidding.

**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, which goes to the seller. 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.

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**KIKO AUCTIONEERS**

2722 Fulton Dr. NW, Canton, OH 44718  
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**Members – State and National Auctioneers Association**



**AUTO - TOOLS:** 1999 Cadillac, 2-door, leather seats, 79,632 actual miles, loaded – JD 115 lawn tractor – Troy-Bilt Storm snow blower – 12 ft. alum. ext. ladder – Stepladder – Task Force stack-on toolbox – Hand tools – Yard tools – Electric leaf blower – Bench grinder – Misc. items.

**HOUSEHOLD:** Samsung 50" flat-screen TV – Floor safe – Dinette w/ 4 chairs – Leather chair w/ nice foot stool – Recliner – Sofa – Queen bedroom suite – Black faux leather sofa & chair, nice condition – Treadmill – Exercise Equipment – Chest of drawers – Computer desk & chair – (2) cuckoo clocks – (2) small TVs – Misc. household items.

**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:** Wendy Biddulph Executrix of the Richard A. Rutter Estate,  
Wayne Co. Probate Case #2016 PB-E 001219

**AUCTIONEER/REALTOR:** Peter Kiko, 330-705-5996 or [peter@kikocompany.com](mailto:peter@kikocompany.com)

**REALTOR:** Kristen Kiko Yard, 330-234-7110 or [Kristen@kikocompany.com](mailto:Kristen@kikocompany.com)



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