



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**Monday – March 13, 2017 – 5:00 PM**

## **Three-Bedroom Home On 1.39 Acres**

**THREE-CAR GARAGE – GOSHEN TWP. – WEST BRANCH SCHOOLS**

**Also Selling: Household Misc.**

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

**11411 St. Rt. 534, Beloit, OH 44609**

**Directions:** Take SR 534 north of Damascus and Rt. 14 to auction. Watch for KIKO signs.



**Real Estate:** 1,300 plus sq. ft. home with eat in kitchen with breakfast nook, formal dining room and large living room with hardwood floors. Enclosed front porch, main level addition 15 yrs ago used as master bedroom with full bath, main level laundry, full bath and two-bedrooms up. Block basement with FA gas furnace, central air in '07. Breaker panel in '15. Shingle roof in '08. Concrete patio in rear. Three-car detached garage, one bay enclosed living area, heated. Updated wiring. Well and septic. 1.39 acres.

**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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**Also Selling:** Knee-hole desk – misc. hand tools – lawn tools – lawn table and chairs – steel shelf

**TERMS ON CHATTELS:** Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card 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:** Rudy W. Kiko, 330-540-2416

**Auction By Order Of:** James D. Maple



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