



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**Tuesday – March 14, 2017 – 5:00 PM**  
**Real Estate Sells At 5:30 PM**

## Ranch Home On 5 Acres

**4-STALL GARAGE – PRIVATE SETTING**

Salt Fork Lake Region – Guernsey Co. – Jefferson Twp. – East Guernsey LSD  
Also Selling: 2006 JD 54in. Zero-Turn Mower, Tools, Furniture & Household Items

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

**70865 Broadhead Rd., Kimbolton, OH 43749**

**Directions:** From I-77, take exit #54/OH-541 and go east on Plainfield Rd. then north approx. 1 mile on Old Twenty One Rd. Go right on Freedom Rd. approx. 5.8 miles and right on Broadhead Rd. approx. 1.5 miles, then keep right onto Broadhead Rd. for .3 miles to the property. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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One-owner, clean, ranch home on 5 acres w/ panoramic views. Main level features living room, kitchen w/ plenty of cabinet space, appliances, breakfast bar and eat-in area. Two spacious bedrooms & full bath. Partially finished basement w/ family room, full bath w/ shower & Jacuzzi tub, laundry, and access to garage. Propane F/A furnace & Brunco wood burner, central air, 200AMP breaker electric and glass-block windows. Enclosed breezeway leads to private deck and a 2-car attached garage w/ one 6ft door & one 12ft door to accommodate an RV. 28 x 32 2-car detached garage/workshop w/ (2) 6ft doors, wood burner & 100AMP electric. Storage shed w/overhang. Updates include siding, doors, windows & well pump. Well & septic. Parcel #130000516000. Half year taxes \$697.08.

**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.

**JD MOWER, TOOLS, FURNITURE & HOUSEHOLD:** 2006 John Deere 737 zero turn ZTrak 54in. commercial mower, approx. 388 hours – Ingersoll Rand oil lube pro. air compressor, 60 gallons, 230 volts – Craftsman air compressor – Craftsman toolbox – wrenches – pliers – hammers – crow bars – Craftsman brad nailer – DeWalt cordless drill – Craftsman 6in polisher – Makita disc grinder – 2-ton floor jack – Craftsman 6in bench grinder – Columbian vice – Craftsman stack tool chest – open-ended wrenches – screw drivers – sockets – socket sets – sprayers – 6ft Werner aluminum ladder – yard tools – ramps – sanders – gas water heater – 10AMP battery charger – aluminum ext. ladder – (2) composite outdoor glider benches – (3) composite outdoor rocking chairs – (4) patio chairs w/ glass table – oak gun cabinet – pattern glass – vases – tumblers – stemware – table w/ (4) chairs – oak corner hutch – (2) end tables – (2) maple end tables – oak rocker – cassette/record player w/ speakers – shop vac – Crosley upright freezer – Westinghouse radio – lamps – entertainment center – plaid sofa, loveseat & chair – 3-cushion sofa – misc. household items.

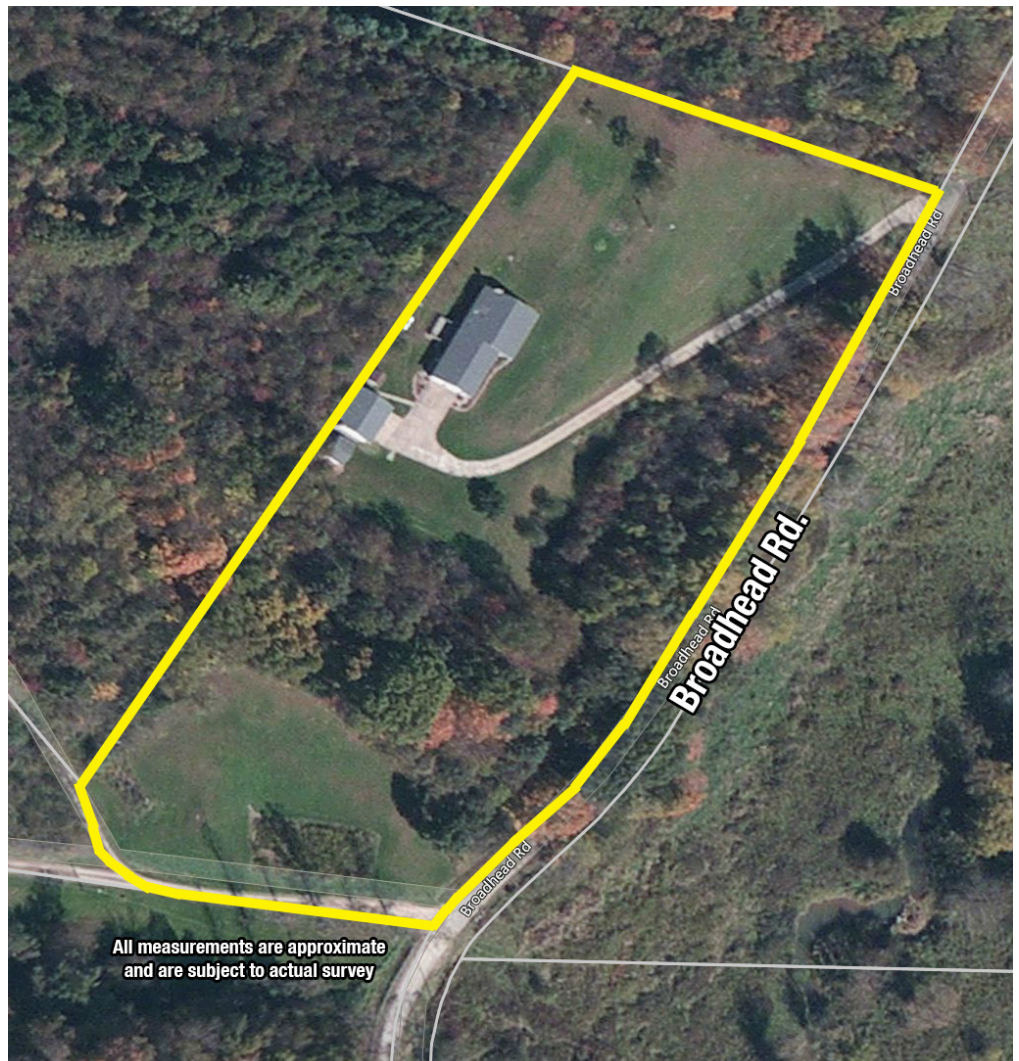


**TERMS ON CHATTELS:** Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card accepted. 4% buyer's premium on all sales; 4% waived for cash or check. Information is believed to be accurate but not guaranteed.

**AUCTION BY ORDER OF:**  
Ruth Shirkey POA for Sandra Lindsay

**REALTORS:** Kristen Kiko Yard, 330-234-7110, kristen@kikocompany.com and Ashley Ritchey, 330-495-3474, adelgratta@kikocompany.com

**AUCTIONEER/REALTOR:**  
Peter R. Kiko, 330-705-5996, peter@kikocompany.com



All measurements are approximate and are subject to actual survey



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