



AUCTION

LEADING THE INDUSTRY SINCE 1945

Saturday – April 22, 2017 – 10:30 AM

Real Estate Sells At 11:00 AM

Simmons Estate Auction

**GOOD RANCH HOME ON 2 ACRES – THREE-CAR DETACHED GARAGE – THREE BEDROOM – TWO FULL BATHS
LOADS OF UPDATES – STARK COUNTY – JACKSON TWP.
JACKSON LOCAL SCHOOLS**

**Also Selling: Ford 4000 Tractor – 3 Pt Equip – Grasshopper Zero Turn
Firearms – Tools – Household**

All sells on location to settle the Estate:

9580 Portage St. NW, Massillon, OH 44646

Directions: From I-77 take Portage St. west (just past Lutz Ave.) to auction. Watch for KIKO signs. Parking at church next door.



Information is believed to be accurate but not guaranteed.



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Real estate features: Good ranch home situated on nice 2-acre lot. Main level having large open kitchen with dining area, living room, three bedrooms, full bath and large enclosed porch/family room. Original hardwood floors in bedrooms and living room. Full walk-out basement having single car garage, Lennox Elite gas furnace, central air and full shower bath. Major updates include: shingles/siding/gutters approx. 12 yrs. – drilled well approx. 15 yrs. – original septic – updated water heater. Nice setting with cement/blacktop driveway. 20'x30' detached three-car garage, 8'x12' storage shed and a huge backyard. Home was built in 1957 having approx. 1,092 sq. ft. with loads of possibilities. Half real estate taxes are \$960.73. Home will be open April 21st at 12 noon for inspections. Call Jeff Kiko with any questions on how to purchase.

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.

Tractors – Tools: Ford 4000 tractor, gas, 3 pt, pto, 3,644 hrs, with cracked exhaust manifold, runs – One-owner 2004 Grasshopper 725K zero turn mower with grass catching cart, 597 hrs, Kohler 25 hp engine, 60" deck – 3 pt equip: two bottom plow, one bottom plow, 6' blade, disc, (2) 5' cultivators, boom – walk behind cultivator – 1½ hp air compressor – John Deere BH25 gas blower – loads of hand tools – pipe fitting tools – Rigid pipe threader – pipe cutters – loads of pipe fittings – 24' alum. ext. ladder – 12' ext. ladder – Craftsman 16" chainsaw – old Champion wall mount drill press – yard tools – wire – rope – car ramps – wheelbarrow – dolly – misc hardware.

Firearms: Sturm Ruger "Security Six" .357 mag, double action revolver – German HS "Liberty II" .22 cal pistol – Remington 870 Wingmaster, 12ga. pump – Remington 760 Gamemaster 30/06, pump action, monte carlo stock, scope – 1 box 30/06 ammo – 3 empty early 30/06 ammo boxes – 1 box .357 mag

Antiques: Nice No. 80 "Prize Torchlight" cast iron wood burner – large crock – "Lunkenheim" copper/brass steam whistle approx. 9" – cow bell – early auto horns – nice platform scales – no. 8 alum. skillet – meat grinder – Hull vase – glassware

Furniture – Household: Early oak pedestal table – early oak oval hall table – flattop trunk – old GE console stereo – Amana HD elec. washer/dryer – wood 5-gun cabinet – dressers – kitchen table, 6 chairs, 2 leafs – (2) oak hutches – recliner – 4 pc. end table set – 3-cushion sofa with matching chair – dressers – full bed – 3 pc bedroom suite w/ full bed – 2011 Insignia 42" flat screen TV – Golden elec. lift chair, like new – sm refrigerator – Carex walker w/ wheels, like new – lg. heavy oak rocker – stainless GE microwave – kitchen items – pots – pans – dishes – stainless flatware sets – Japan china – 7x35 binocs – records – sheets – bedding – loads canning jars – usual household goods

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: Steven R. Simmons, Executor for the Estate of Robert M. Simmons, Stark County Probate Case #227591

Auctioneer/Realtor: Jeff R. Kiko, 330-206-1079 or jeffkiko@kikocompany.com

