



AUCTION

LEADING THE INDUSTRY SINCE 1945

Saturday – April 29, 2017 – 12:00 PM

Berlin Lake Ranch Home On .29 Acres

**THREE BEDROOM – UPDATES – WITH DOCK & LAKE VIEW
PORTAGE COUNTY – DEERFIELD TWP.
SOUTHEAST LOCAL SCHOOLS**

Also Selling: 2008 Sea-Doo RXP255 Jet Ski – 2007 Kawasaki Ultra 250x Jet Ski
Cub Cadet Walk Behind Mower – Tools – Toolbox – Misc.

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

530 Hickory Grove, Deerfield, OH 44411

Directions: From the Deerfield Circle, take RT 14 south to Hickory Grv. and left to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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Real Estate: Nice updated ranch home situated on two lots totaling 80'x160' on nice quiet, private road. Main level having living room, three bedrooms, tiled kitchen, updated full bath, family room w/ fireplace and large 3-seasons enclosed porch that leads to a nice wood deck. Recent updates include shingles, carpet, elec. hot water tank and full bath update. Home was built in 1960 having approx. 1,080 sq. ft. and small storage shed in the back. Property has 100 amp elec. breakers, drilled water well, septic and oil furnace with central air. Just a short walk to the water (dock slip goes with) makes this property an ideal summer getaway or permanent home. Home will be open for inspection auction day starting at 9 AM. Call Jeff Kiko for details.



Terms On Real Estate: 15% 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.



Chattels: 2008 Sea-Doo RXP255 Jet Ski, Rotax 4 Tec, 2 person, ser #YDV39728C808, 2007 Kawasaki Ultra 250x Jet Ski, supercharged intercooled, 3 person, ser #KAW33648C707, both serviced last year, comes with Triton Aluminum Elite Trailer, all three sell as a package – Cub Cadet 33" walk behind mower, 10.5 HP, approx. 5 years old – Vizio 50" flat screen TV with Apple TV and speakers – Kobalt 2 pc stack toolbox – Kobalt work bench, 39" tall, 6' wide – Campbell Hausfeld 26 gal air compressor – Goodyear "John Forest" racing slick tire – 1950 Mercury Carb – Craftsman tools – wrenches – hammers – circ saw – misc hand tools – Ford tuning tool – Dyna Glo Pro 60,000 BTU LP heater – Ronix XXL life vest – Hyperlite M life vest – Dremel 8100 tool – old Snap On tool holder – key wind mantel clock – brass alarm clock – oriental vases – misc.



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: James Mack, Trustee

Auctioneer/Realtor: Jeff R. Kiko, 330-206-1079 or jeffkiko@kikocompany.com and John Kiko, CAI, AARE, ext. 122



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