



AUCTION

LEADING THE INDUSTRY SINCE 1945

Wednesday – May 10, 2017 – 5:00 PM

Real Estate Sells At 5:30 PM

EXTREMELY WELL MAINTAINED ONE-OWNER BRICK RANCH HOME WITH TWO-CAR ATTACHED GARAGE

24' X 32' Detached Garage With 12' X 16' Covered Patio & Fireplace – 30' X 40' Pole Building – Concrete and Blacktop Drive – 2 Acres – Knox Twp. – Columbiana Co. – West Branch Schools – Also Selling: Mower – Furniture – Household Goods

ABSOLUTE AUCTION, due to health reasons, all sells to highest bidder(s) on location:

1325 Homeworth Rd., Alliance, OH 44601

Directions: From the east side of Alliance, take Homeworth Rd. south of Rt. 62 or north of Georgetown Rd. to address.

Watch for KIKO signs.



Real Estate: Quality one-owner Briar stone and brick ranch home built 1957. Features oak applianced kitchen with pantry, open floor plan with formal dining area with built-in china cabinet, large front living room with hardwood floors under carpet with wood-burning fireplace. Three main-level bedrooms with hardwood floors, (1) with built-ins, hall linen closet, 1 1/2 baths. Full divided basement partially finished with glaze tile walls, gas hot water boiler, new AC unit 2016, laundry area with washer, dryer, chest freezer and shower. Finished family room with wood-burning fireplace. New breaker electric service this year. Attached two-car garage with nature stone floor. Alarm and intercom system. Outbuildings include: 24' X 32' detached garage with 2 overhead doors, concrete floors with gas hookup. Attached 12' X 18' covered patio with fireplace and charcoal grill, 30' X 40' pole buildings with a partial loft. (2) 10' X 10' overhead doors and concrete floors.

Note: Home and all the buildings had new shingles within last 3-4 years. Concrete and blacktop drive. Drilled well and private septic. 2 acres of land.

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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Mower – Furniture – Tools – Household: Simplicity 18 HP 48” hydro riding mower – small air compressor – wheelbarrow – string trimmer – electric hedge trimmer – Parker lawn sweeper – fuel cans – gas grill – wood step and ext ladders – double bedroom suite – twin bedroom suite – oak table with 4 chairs – La-Z-boy recliner – Blonde oak dining room table and chairs with pads – upholstered furniture – sofa and chair – cup and saucers – overlay bowl – cake stand – 2 pcs of Hall art – Bavaria dish set – weighted Sterling candlesticks – Hoover steam vac – Cuckoo clock – ‘60s lamps and end tables – bedding – oak high chair – cedar chest – smoke stand – Christmas décor – Coleman lantern – barn lantern – fishing poles – tackle box – coolers – card table and chairs – dehumidifier – old camera – double bunk bed – usual household goods

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: Randall L. Kiko, ext 158, 330-831-0174
Auction By Order Of: Dale E. Tuel POA for Florence E. Tuel