



AUCTION

LEADING THE INDUSTRY SINCE 1945

Thursday – May 25, 2017 – 5:00 PM
Real Estate Sells At 5:30 PM

9+ Acre Wooded Hideaway

ONE-OWNER 2,136 SQ. FT. RANCH HOME

24 X 24 Shop - Pasture Field
Wayne Co. - Wooster Twp. - Triway LSD
Also Selling: Antiques – Collectibles - Household

Having suffered the loss of her husband, Mrs. Wengerd is downsizing to a condo. **ABSOLUTE AUCTION**, All sells to highest bidders on location:

2580 Heyl Rd., Wooster, OH 44691

Directions: From Wooster, OH take US 30 west to Fry Rd. then south to Heyl Rd. and right to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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Real Estate: Located back a country-style lane nestled in the woods is a one-owner home built in 1998 – 2,136 sq. ft. ranch-style home featuring great room with cathedral ceiling and stone fireplace, gourmet custom oak kitchen with center island and Corian countertops, breakfast nook, formal dining room, laundry room, pantry, half bath, master bedroom suite with private bath and two walk-in closets, second bedroom, full bath, third bedroom with kitchenette serves as an ideal in-law suite with additional private outside entrance, large enclosed two-season porch across entire rear of home overlooking woods - full walk-out 12-course basement - LP gas FA heat with central A/C - water well and septic - other highlights include maintenance-free vinyl siding, welcoming front porch, two-car attached garage, 24x24 shop with overhead door and 8x24 overhang carport - Great setting- approx. half wooded balance open pasture field at rear of property. Ideal hobby farm, homestead, or a great place to relax! You decide. Wayne Co. Parcel #56-01272.033. Current real estate taxes per half year \$1,904.53. Open House: Monday May 15th, 5:30-7 PM. Call today for questions on financing and how to use your present home to buy at auction.

Note: Home does have custom wheelchair ramps which could easily be removed.

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.



Also selling: “Nice” Ariens 924DLE snow blower - Sentinel 12-gun safe - antique Boomer oak #16 pot belly stove - nice antique Edison Amberola cylinder player with several cylinders - lighted glass front china cabinet - Hoveround power chair - sewing machine with cabinet - wheelchair - oak glider-rocker - kneehole desk - two dressing screens - wicker planter - large two-piece oak entertainment center - antique plant stand - Rubbermaid patio set - chest of drawers - metal single bed - Samsung speaker towers - Craftsman toolbox - electric treadmill - toy farm tractors - canning jars - cast iron skillet - pressure cooker - cookware - decorative items - (2) small wine barrels - hundreds of 78 records - graniteware - commercial shop vac - 8 bags sackrete - wooden ladders - cookware - old air compressor - antiques - plank bottom chair - sewing yarn - cast iron balance scales - metal detector - misc. tools - many boxes packed away, anything could show up!

TERMS ON CHATELS: 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.

Auctioneers/Realtors:

Peter R. Kiko, 330-705-5996, peter@kikocompany.com, Douglas L. Milano, 330-205-2196
Realtor: Kristen Kiko Yard, 330-234-7110, Kristen@kikocompany.com

Auction By Order Of: Susan Wengerd



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