



# AUCTION

LEADING THE INDUSTRY SINCE 1945

Wednesday – May 3, 2017 – 4:30 PM  
Real Estate Sells at 5:00 PM

## Move-In Ready Louisville Home 4 BEDROOMS – 2 BATHS

Also Selling: Mower – Generator – Tools – Freezer - Household

**ABSOLUTE AUCTION**, owner downsizing, all sells to highest bidder(s) on location:  
**2115 Edmar St., Louisville, OH 44641**

**Directions:** Meese Rd. south of Rt. 153 (Louisville St.) and west on Edmar. Watch for KIKO signs.



Very well kept split level home. Brick and vinyl exterior, shingle roof. Features front entrance with guest closet, front living room with picture window and open to dining room and updated cherry kitchen with appliances and bar seating. Three bedrooms upstairs including master with door to full hall bath. Lower level has family room with floor-to ceiling brick fireplace and sliders to large rear patio with hot tub, fourth bedroom or office and updated shower bath. Basement with washer and dryer, utility sink, glass block windows, HE FA gas furnace and CA, gas hot water heater. Public water and sewer. Attached two-car garage with floor drains, attic storage and side man door. Concrete drive. 100' X 150' lot. Shown by appointment and open sale day.

**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 – Tools – Freezer – Household:** Craftsman 2200 riding mower – JD 22” push mower w/ bagger – Craftsman stack toolbox – Kobalt toolbox - work bench – Kobalt shop stool – Troybilt 5500 watt generator – Craftsman wrenches, drivers, allen wrenches – shop vac – elec. chainsaw and blower – small alum ext ladder – EZ up tent – coolers – cornhole boards – horse shoes – Jenn Air gas grill – 2 Weber charcoal grills – like new Frigidaire upright freezer and refig/freezer – cherry finish dining table w/ leaf and 8 padded chairs – Phillips flat screen LCD TV – uph. reclining sofa – pull out loveseat – card table and chairs – 2 plastic folding tables – Christmas décor – port. Singer sewing machine – general household



**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.

**Auctioneer/Realtor:**

Russell T. (Rusty) Kiko, Jr., C.A.I., ext 115, 330-495-0923  
**Realtor:** Melanie K. Royer, 330-831-1446



**Auction By Order Of:** Dale & Katherine Fausnight

