



AUCTION

LEADING THE INDUSTRY SINCE 1945

**SATURDAY – JUNE 3, 2017 – 10:30 AM
REAL ESTATE SELLS FIRST!**

OPEN HOUSE:

WEDNESDAY – MAY 24, 2017 – 4:00-6:00 PM

Exciting Berlin Lake Auction

OUTSTANDING 4,200-SQ.-FT. LAKEFRONT HOME ON BERLIN LAKE

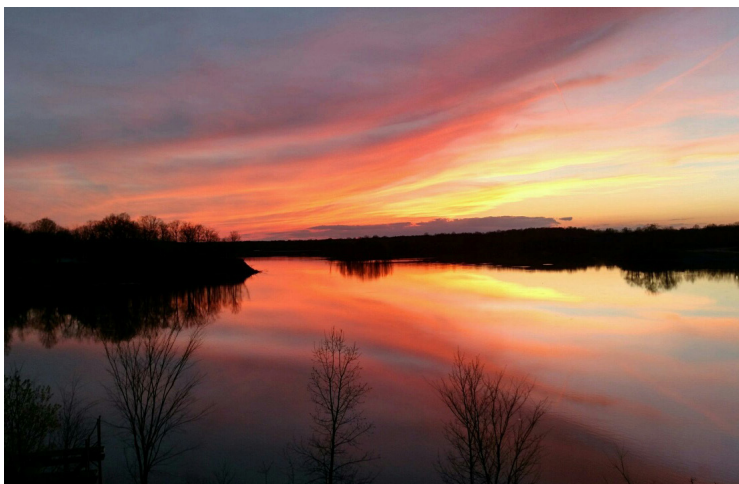
Plus 2 Lakefront Vacant Tracts - Smith Twp. – Mahoning Co., OH – West Branch LSD

Also Selling: JD Tractor – Steiner – Equip. - Boat – Tools – Furniture

Absolute auction, all sells to the highest bidders on location:

22660 SMITH NORTHWEST RD., ALLIANCE (NORTH BENTON), OH 44601

Directions: Take SR 225 north of RT 62 or south of RT 224 to Lowe Rd. and go east to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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PARCEL #1: Features a beautiful home situated on approx. 4.57-acre lakefront lot. Home is built on site of a former restaurant. Home was constructed in 1999 and has approx. 4,218 sq. ft. of living space. Main floor has an open great room and cherry kitchen w/ granite countertops, large windows overlooking the lake, walkout to a covered deck, gorgeous hardwood floors, and fireplace. Family room w/ hardwood floors, 2 bedrooms, 2 full baths, and laundry room. The second story has a large owner's suite w/ balcony, walk-in closet, and large full bath. An additional bedroom and full bath complete the second level. 4 bedrooms & 4 full baths total. Walkout basement w/ large finished room and (2) LP gas furnaces & AC units. 3-car attached garage. Steel outbuilding w/ concrete and machinery shed. Nice level parcel with outstanding views of Berlin Lake!



PARCEL #2: Approx. a 5-acre lakefront vacant wooded lot. Adjoins parcel #1. Driveway easement will be created over parcel #1 for ingress/egress.

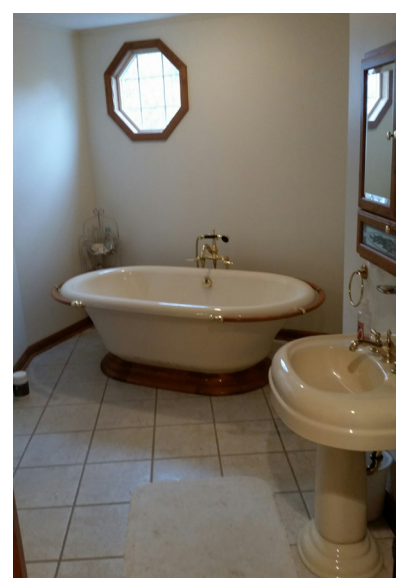


PARCEL #3: Approx. a 7.7-acre lakefront vacant wooded lot. Adjoins parcel #2. Frontage on Smith Northwest Rd. and Oyster Rd.



NOTE: Parcel #1 will be sold first followed by the vacant parcels; bidder's choice. Parcels will not be offered together. All parcels are float easement parcels and lake frontage is owned by landowner and is not controlled by the Corps of Engineers.

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.



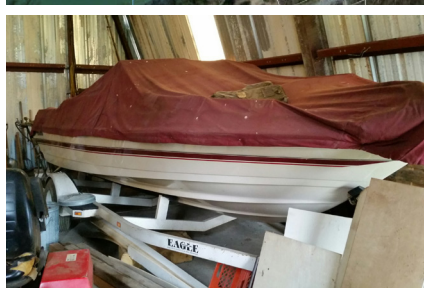
SELLING IMMEDIATELY FOLLOWING REAL ESTATE: JD 5010 diesel tractor, synchro, 18.4-34 axle mt. duals, dual remotes, rebuilt in the 1980s – Steiner 420 tractor, 4wd. duals, front deck, 1,150 hrs. – Bobcat M-610 gas skid loader w/ material bucket – Jacobsen HR-511 diesel mower, 4WD, 13' – 1988 Baretta boat w/ trailer, I/O Mercury Volvo engine, 4 cyl., approx. 140HP – Wright Rain PTO irrigation pump w/ (40) sections 4" alum. pipe, rolling gun & fixed gun – Bobcat ripper attachment – Bobcat backhoe attachment w/ 8" & 24" buckets – IH model TE-400 soil pulverizer w/ roller basket, 3 pt. – Int. TD-6 Drott skid shovel, 6 cyl. diesel – Towlite camper, needs work – Onan LP generator – Trail crop sprayer – Woods CM36 comm. walk-behind mower – Craftsman toolbox – 2 deer feeders – Steel workbench – 2 chainsaws – Wrenches – Sockets – Step ladders – Saw horses – Wood ext. ladders – Fuel cans – CH airless paint sprayer – Small garden tiller – Echo weed whip – Push mower – 2 large sofas – Kobalt stack toolbox – Work lights – 2 chest freezers – Craftsman 12" table saw – Hand tools & hardware.



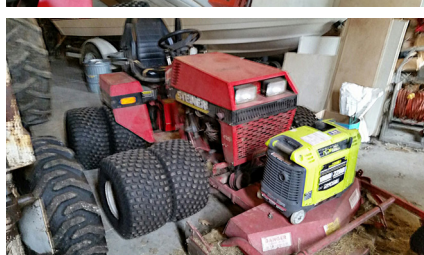
ANTIQUES – FURNITURE: Antique dresser w/ mirror – Leather sofa – Upholstered chairs – China hutch – Whirlpool wine refrigerator – (3) cherry Queen Anne chests – Sleigh grandfather clock – Pine king size bed – Maple dresser – Cast iron wood stove – Patio furniture – Baskets – Modern ice chest – Household goods – etc.



TERMS ON CHATELS: 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: Sharon Booth, owner Sam Stuhlmiller, Timothy Stuhlmiller, and Heidi Stuhlmiller-Nelson Trustees of the Robert D. Stuhlmiller Trust.



AUCTIONEER/REALTOR: Matthew P. Kiko, AARE, 330-327-9617, mattkiko@kikocompany.com



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