



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**Wednesday – June 7, 2017 – 5:30 PM**

## Ranch Home On 1.25 Acres

**WITH 3-CAR GARAGE**

Wayne Co. – Chippewa Twp. – Green LSD

**ABSOLUTE AUCTION**, All sells to the highest bidder on location:

**13216 Fulton Rd., Marshallville, OH 44645**

**Directions:** From OH-94 in Marshallville, go west on Fulton Rd. approx. 1/2 mile or from OH-57 go east on Fulton Rd. approx. 1 mile to property. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



**330.455.9357 • kikoauctions.com**





**KIKO AUCTIONEERS**

2722 Fulton Dr. NW, Canton, OH 44718

[kikoauctions.com](http://kikoauctions.com)

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**RANCH HOME ON 1.25 ACRES  
With 3-Car Garage – Wayne Co.  
Chippewa Twp. – Green LSD**

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**Members – State and National Auctioneers Association**



Spacious ranch home on 1.25 acres w/ nice country setting. Home has 1,996 sq. ft. Main level features eat-in kitchen and dining room, which opens to oversized living room. Two bedrooms w/ cedar closets, plus 3rd bedroom or office w/built-ins, full bath, half bath and laundry. Partially floored attic for storage. Divided basement w/ 200-amp breaker electric, gas F/A furnace & central A/C. Breezeway leads to 1-car attached garage, additional two-car 24x24 detached garage. City water & septic. Parcel #13-00066.000. Half year taxes \$1,120.29. Home is ready for your primping and sprucing.

**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.

**AUCTION BY ORDER OF:**

Kathy & Robert Hatfield & Penny Truman

**APPRENTICE AUCTIONEER/REALTOR:**

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All measurements are approximate  
and are subject to actual survey



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