



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**Tuesday – June 20, 2017 – 4:30 PM**  
**Real Estate Sells At 5:00 PM**

## Attention Handymen/Investors

**SPLIT LEVEL HOME – 5+ WOODED ACRES W/NATURE**

Sandy Valley Schools – Also Selling: Household – Cub Cadet – Tools

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

**2331 North Orchard Rd. NE, Bolivar, OH 44612**

**Directions:** From I-77 & RT 212 go west 1/4 mile to N. Orchard Rd. then northeast 2 miles to home. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



**330.455.9357 • kikoauctions.com**



**REAL ESTATE:** 3- or 4-bedroom home featuring large kitchen w/oak cabinets, counter w/bar, dinette area & appliances. Carpeted living room & dining room w/fireplace & sliding door to rear patio. 3 bedrooms w/double closets & full bath w/double vanity. Family room w/walk out to backyard, 4th bedroom or office w/full bath w/shower. Basement area w/200-amp electric, laundry area & storage. Electric heat w/central air. Public water & conditioner. Double attached finished garage w/electric and water. Sentry security system. Circle drive w/ private setting. Woods and storage building w/nature & wildlife.



**NOTE:** Patio & porch in need of repair. For more information visit [www.kikoauctions.com](http://www.kikoauctions.com). For help with financing, contact Gene or Tina.

**TERMS ON REAL ESTATE:** 15% 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.



**LAWN EQUIPMENT & TOOLS INCLUDE:** Cub Cadet LTX1046 Hydro riding mower – Centurion 5000 wt. generator – Craftsman 2550 PSI washer & 5 HP rear tiller – Stihl 028 chainsaw – drill press – table saw – power mower – gas blower – weed trimmer – battery charger – “come-along” – mechanics toolbox & tools – lawn & garden tools – misc., etc.



**HOUSEHOLD INCLUDE:** Provincial dining room suite w/lighted glass china cupboard – German grandmother clock – sofa & loveseat – lamps & tables – sofa & chair – reclining chair – gold leaf mirror – HP computer – computer desk – king size bed – 4-pc. double bedroom suite – Hollywood twin beds – Phillips max sound AM/FM w/remote speakers – porch swing & chairs – kitchen stand & microwave – usual kitchen items – set of china for 8 – small chest freezer – glassware & collectibles – etc.

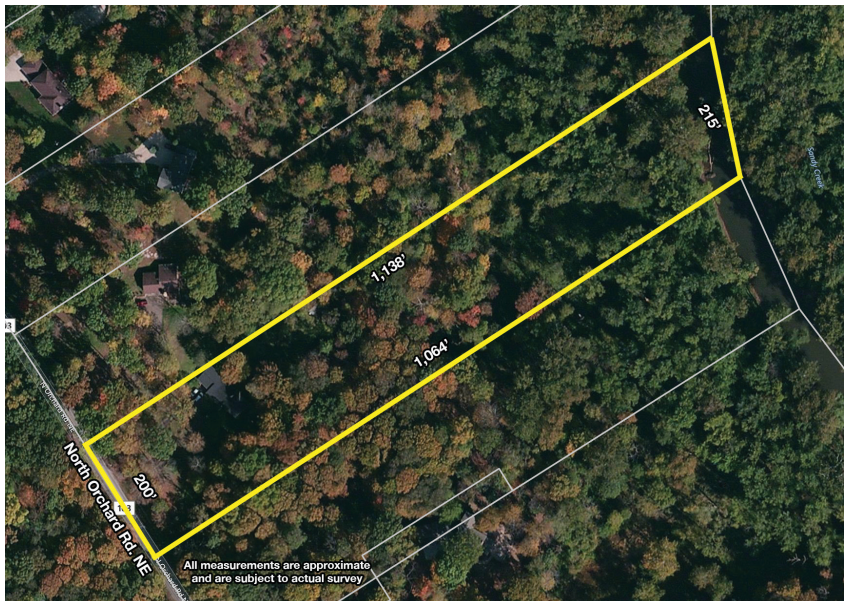


**TERMS ON CHATTELS:** Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card accepted. 4% buyer's premium on all sales; 4% waived for cash or check. Information is believed to be accurate but not guaranteed.

**AUCTION BY ORDER OF:**  
Arthur W. Campbell Sr.

**AUCTIONEER/REALTOR:** Gene Kiko, CAI, ext. 112 or call/text 330-495-0041

**REALTOR:** Tina Slatzer, ext. 108 or call/text 330-280-2900



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