



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**Tuesday – July 25, 2017 – 4:00 PM**  
**Real Estate Sells At 5:30 PM**

## Bill Phillips Estate

### FOUR-BEDROOM HOME & BUILDINGS

5+ Acres – Open/Tillable – Partial Air Strip – Goshen Twp. – WBLS – Free Gas  
Also Selling: Tractors – Tools – Auto – Misc.

To settle the estate, all sells on location:

**14255 St. Rt. 534, Salem, OH 44460**

Directions: Take St. Rt. 534 north of US 62 through Damascus to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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**Real Estate:** Century home, main level features enclosed back sun porch, mudroom area, updated eat-in applianced kitchen, formal dining room with triple bay bow window, living room with gas fireplace & pocket doors. Finished oak trim on the main level and oak staircase, remote front office with built-in shelves, front foyer. Replacement windows, 1/2 bath on main level. Four bedrooms and full bath upstairs. Large walk-up attic with three rooms. Unfinished basement with laundry, FA gas heat. Free gas. Well and septic. 30 X 34 bank barn with heated wood shop above, vinyl siding, metal roof, water and electric. Modern 14 X 20 shed with concrete and overhead door. Several other small outbuildings situated on 5+ acres.

**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.

**Tools – Household – Furniture – Misc.:** Two live traps – picnic table – baskets – tins – canoe – gas grill – Christmas décor – small wrought-iron patio set – 40' alum. ladder – oak table with 6 chairs & extra leaf – oak hutch – claw/ball foot organ stool – early swivel stool – misc. china – two mah. dressers – full size bed – comp. desk and chair – bedroom chairs – foot locker – luggage – two window AC units – early rocking horse – Barbie fashion face – lighted curio cabinet – Junior mini sewing machine – Quartz pocket watch – sev. early child's chairs – treadle sewing machine base – DVD/VCR player – bow and arrows – oak desk – kitchenware – chest freezer – wood tools including wood lathe – Craftsman table saw – deep throat scroll saw – 10" radial arm saw – jointer – Craftsman cut off saw – double shaft grinder – battery charger – misc. log chains – weed whip – early child's scooter – two early Schwinn bikes – car ramps – few Flex Flyer sleds – power tools – circular saws – two cider presses, one for parts – several T posts – alum. ext. ladder – misc. lumber – Model A Ford Carnival vases

**Tractors – Truck – Boat – Etc.:** John Deere 1020 diesel with loader, 5200 hrs. – Farmall "H" – fast hitch sickle bar mower – 2010 Chevy Colorado work series, 30K miles, 5 speed, 4 cyl – 3 pt. post hole digger – 6' blade – 21' Venture sail boat – Simplicity 7116 lawn tractor – pull type Trac Vac leaf system

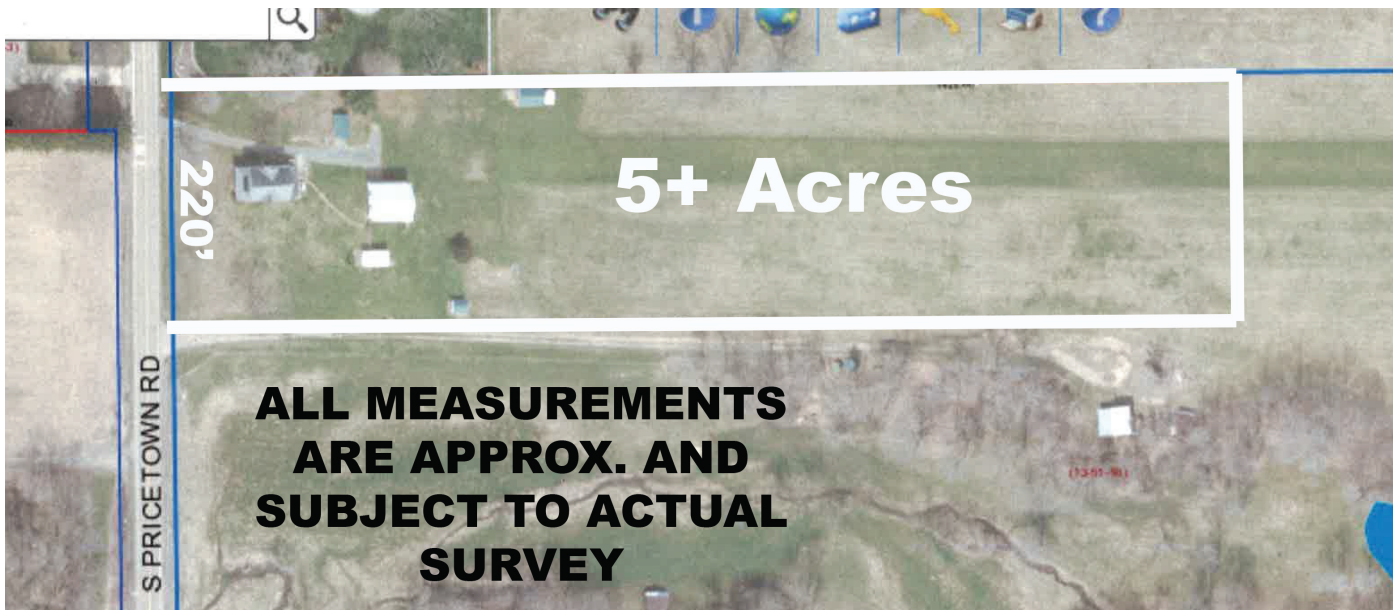
**TERMS ON CHATTELS:** Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card accepted. 4% buyer's premium on all sales; 4% waived for cash or check. Information is believed to be accurate but not guaranteed.

**Auctioneer/Realtor:**

Rudy W. Kiko, 330-540-2416 and Russell T. (Rusty) Kiko, Jr., C.A.I., ext 115, 330-495-0923

**Auction By Order Of:**

Elizabeth N. Phillips, executor of the Bill Phillips Estate. Mah. Co. Case # 2017ES00223



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