



AUCTION

LEADING THE INDUSTRY SINCE 1945

Thursday – July 27, 2017 – 4:30 PM
Real Estate Sells At 5:30 PM

Shockling Estate Auction

RANCH HOME – 4-CAR GARAGE/WORKSHOP

Home Generator – Full Finished Basement - .63-Acre Lot – Blacktop Drive
Nimishillen Twp. – Stark Co., OH – Louisville Schools

Also Selling: 2010 Ford F150 Crew Cab W/ Low Miles – Tools – Furnishings – Antiques

All sells to **SETTLE THE ESTATE** on location:

8035 Ravenna Ave., Louisville, OH 44641

Directions: Take Ravenna Ave./SR 44 north of Columbus Rd. to address. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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Real estate features brick & vinyl ranch home. Main level has kitchen, mudroom entry, living & dining room, full bath, two bedrooms, and covered front porch. Full walk-out basement w/nice enclosed patio leading to attached two-car garage/shop. Kitchenette, family room w/fireplace, shower bath, and large rec room. Interior needs updates to your liking. Also detached 24' x 24' two-car garage/workshop. Blacktop drive, whole house backup generator. Gas FA furnace w/CA. Louisville Schools. All situated on .63-acre lot, nice setting. Taxes are \$702.18 per half year homestead. Home open auction day at 2:00 PM for viewing. Come prepared to buy!

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.

TRUCK – TOOLS: Super clean 2010 Ford F150 crew cab, Lariat, 4x4, 22K miles (sells immediately after the real estate) – (2) table saws – power washer – acetylene outfit – drill press – bench grinders – vise – crafts – stack toolbox – 2-ton jack – garden tools – hand tools – wheelbarrow – sockets – wrenches – etc.

FURNISHINGS – ANTIQUES: Oak treadle sewing machine – oak dinette w/4 chairs – mixing bowls – coffee table – leather recliner – dep. dresser – metal bed – oak 4 pc. bedroom suite – boots – hats – blankets – linens – copper kettle – kneehole desk – chrome dinette – pots & pans – etc.



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.



AUCTION BY ORDER OF: Elaine Rosia, Executrix of the Norbert Shockling Estate, Stark Co. Probate Case #228777

AUCTIONEER/REALTOR: George Kiko, 330-418-1095, george@kikocompany.com



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