



AUCTION

LEADING THE INDUSTRY SINCE 1945

Saturday – September 9, 2017 – 9:30 AM
Real Estate Sells At 10:30 AM

James A. & JoAnne C. Menning Trust

Well-Maintained Quality One-Owner, Three-Bedroom Ranch – Two Baths – New Blacktop Drive – Attached Garage – Plus Nice Rear Garage & Shop – 2.18 Acres Land – Wooded Park-Like Area In Rear - Butler Twp. – United LSD
'78 Corvette – JD X730 Mower – JD 625 4X4 XUV – Antiques – Quality Tools – Household - Collectibles

Having suffered the loss of her husband Jim, JoAnne is downsizing. **ABSOLUTE AUCTION**, All sells to highest bidder(s) on location:

31748 Tower Rd., Salem, OH 44460

Directions: Take St. Rt. 9 south of Salem approx. 3 miles to Tower Rd. and west 1/3 mile. Watch for KIKO signs.



Real Estate: This is a dandy! Beautifully, professionally landscaped. 1,400+-sq.-ft., vinyl-sided updated ranch with thermo windows, three bedrooms, two baths, main-floor laundry, 12 X 19 patio enclosure, applianced kitchen, dining room, living room, new six-panel doors. Good partially finished basement with family room, brick fireplace, pool table, kitchenette, sewing and craft room – attached garage with sink and heat. Hot water heat plus central air. Lifetime spouting. Really nice. Many recent updates. Vinyl-sided 32 X 24 office and two-car garage in rear with 20 X 32 rear addition, 220 electric heat, concrete plus roll-up doors. Hide-away wooded picnic and play area in woods. A must see. Shown by appointment only. Call Rusty. See list on web for recent updates, map & photos

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.

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Sharp '78 Corvette – Like-New JD Tractor & Gator – Tools: One-owner JD 625I gator 4X4, XUV, electric dump, like-new cond. – one-owner JD X730 garden tractor with drive-over 60” deck, 2 yr. old, 72 hours – 1978 Corvette two-door T-Top 360 L48 auto, only 48,000 miles, really sharp – 6500 port. generator – aerator – Trac-Vac system with trailer, like new – Pancake air comp. – (2) two-wheel trailers – acetylene outfit – floor-model drill press – Craftsman 10” table saw – Miller Thunderbolt 225 electric welder – Craftsman stack toolbox – sockets – wrenches – Troy-Bilt WB tiller – vise – shop vac – antique single-wheel WB cultivator with gas engine – (3) gas weed eaters – Biscuit jointer – router – chainsaws – jack stands – limb lopper – copper boiler – gas cans – ladders – alum. shovel – forks – loads of quality hand and garden tools – power cords – electric winch – 2 picnic tables – camp stove – fishing tackle – old fly rod

Collectibles – Antiques: Dozen milk bottles – balance scale – Dazey 40 churn – hanging scale – hay knife – several wooden pulleys – butter bowl – few crocks – tongs – Sun Ray #10 ornate gas heater – RR lanterns – oil cans – cream separator – pitcher pump – brass school bell – old carpenter tools – horse collar – cow bell – dinner bell – Grist mill – walking plow – early carpet stretchers – brass horn – draw knives – sad irons – old auger bits – drop-leaf table – 2 dozen plus JD toy tractors, Farmall 806 – toy cars – metal banks

Furniture – Household: QA wing-back chair and matching sofa – approx. 40” flat screen LG TV – small flat screen TV – refrigerator – full size bed – 4 matching oak chairs – approx. 20 collector dolls – platform rocker – pine dry sink – Cat’s Meows – 2 dehumidifiers – card table and chairs – 4 bar stools – microwave – coffee pots – small kitchen appliances – old reel to reel projector – screen – records – VHS cabinet – VHS tapes – quilts – bedding – housewares – globe – craft items – old Sears hockey game – board games – OSU & United hand-tied comforters – bread maker – ping pong table top – steam vac and cleaner – burl cherry player piano – Schwinn exercise bicycle – baskets – file cabinet – loads of decorator items – general household items. Nice clean sale – 2 rings part of the day.

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.

Auctioneer/Realtor: Russell T. (Rusty) Kiko, Jr., C.A.I., ext 115, 330-495-0923

Auction By Order Of: JoAnne C. Menning, Trustee



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