



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**Monday – July 24, 2017 – 6:00 PM**  
**Real Estate Sells First**

## Robert Breiding Estate

### 12.7 ACRES LAND

Mostly Wooded With 1,500 Sq. Ft. One-Owner, Four-Bedroom, 1 1/2 Bath Ranch Home – Former Christmas Tree Farm – Secluded Setting – Washington Twp. – Marlinton LSD  
Case Garden Tractor – Household – Misc. Tools

To settle the estate, all sells on location:

**6171 Oakhill Ave. NE, Alliance, OH 44601**

**Directions:** Take Oakhill north of Rt. 153 or south on Easton in Maximo. Watch for KIKO signs.



Long drive to private setting with abundance of nature. Former Christmas tree farm. One-owner, 1,536 sq. ft. ranch home – two-car attached garage – built 1965 – like-new natural gas FA high efficiency furnace – new shingle roof 5 years ago – mostly all oak hardwood floors under carpet. Basement with canning kitchen and laundry. Needs some updating. 16 X 8 storage barn and ornamental silo. You'll love the setting. Shown by appointment or open 2 hours before sale time.

**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.



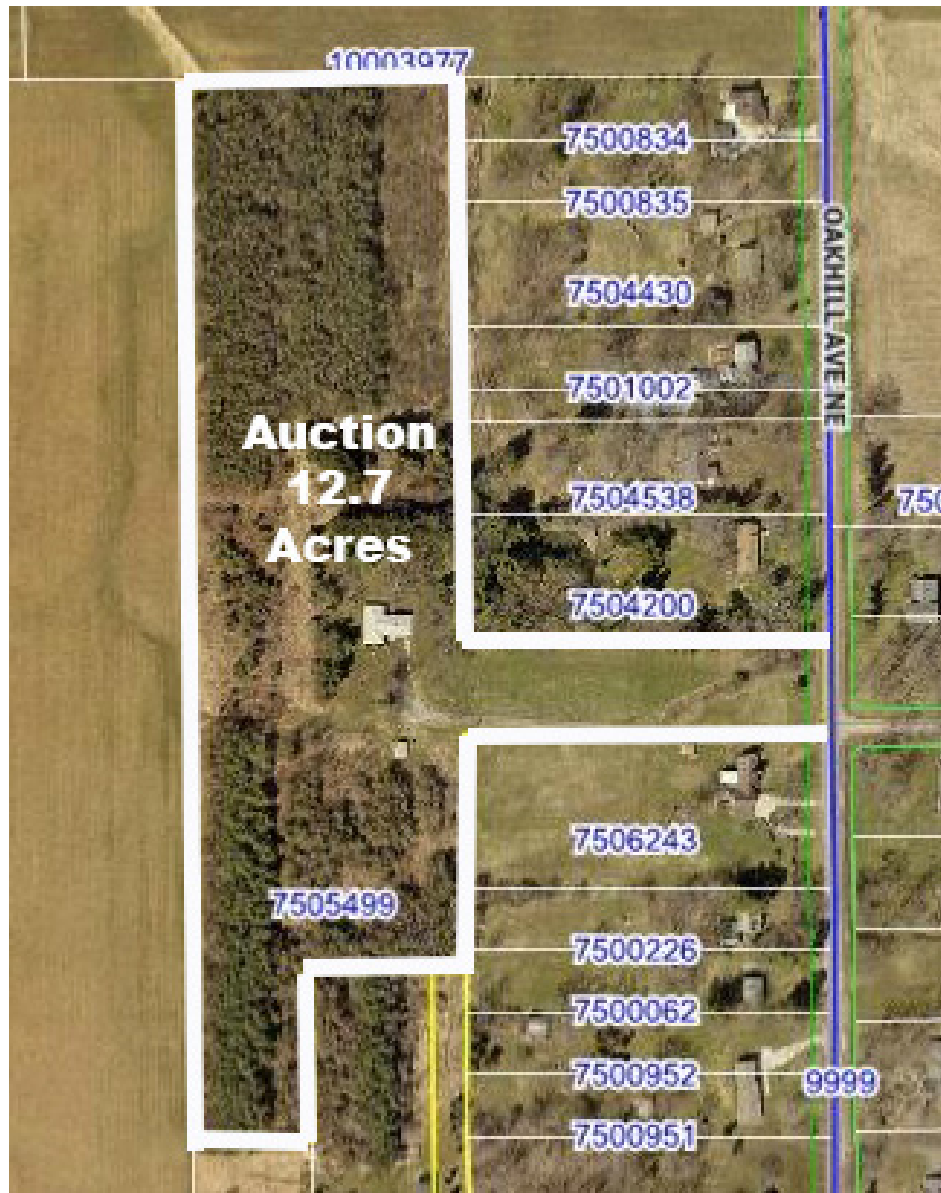
Information is believed to be accurate but not guaranteed.



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**Case Tractor – Household – Tools:** Case 446 hydrive garden tractor with deck and front blade – 4 HP Craftsman WB tiller – SoloMist backpack blower/sprayer – lawn sweeper – gas Christmas tree trimmers – weed eater – chainsaw – blower – saws – vise – hardware – grass catcher – corn jabber – Toro tiller – bicycles – misc. power tools – step ladder – dishes – misc. general household items – lots of misc.

**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:**

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

**Realtor:**

Stephanie L. Kandel, ext 116, 330-705-9880

**Auction By Order Of:**

Debra Cuenot, executrix of the Robert J. Breiding Estate.  
Stark Co. Case #229118.

