



AUCTION

LEADING THE INDUSTRY SINCE 1945

TUESDAY – OCTOBER 3, 2017 – 4:00 PM
REAL ESTATE SELLS AT 5:00 PM!

Ervin Family Auction

SPACIOUS BUNGALOW HOME – GARAGE – DOUBLE LOT

Furniture – Household – Collectibles – Tools
Tuscarawas County – New Philadelphia Schools

Absolute auction, all sells to the highest bidders on location:

423 FAIR AVE. NW, NEW PHILADELPHIA, OH 44663

Directions: Take RT 250/I-77 south to the RT 39 exit towards New Philadelphia, take RT 39 (W. High Ave.) then left onto 5th St. NW then right onto Fair Ave. NW to property at corner of 4th Drive NW. Watch for KIKO signs.



Spacious bungalow home featuring large family room with double bay windows, built-in bookcases, gas/wood burning brick fireplace, and door to patio. Nice oak kitchen w/electric range, refrigerator, dishwasher, microwave, and garbage disposal. Dining area and living room. First-floor bedroom with hardwood floors and double closet, second bedroom or office, and full bath. Upstairs has 2 large bedrooms with walk-in closets and full bath. Full divided basement with den and shelving, laundry area with washer, dryer, and sink. Utility area w/Lennox gas FA furnace with air cleaner, humidifier, central air, and Rheem gas hot water tank. Double garage with drive thru garage doors. Large double lot with room for garden. Nice covered concrete patio. Taxes are \$971.65 per half year. Simply Safe security system. Nice clean home in convenient location, close to schools and Tuscora Park. Immediate possession!

For more information or help with financing contact Tina, 330-280-2900 call/text and visit our website at www.kikoauctions.com to view additional pictures.

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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FURNITURE – HOUSEHOLD – COLLECTIBLES: Quality Amish oak furniture incl.: rocker, coffee table w/ drawers, dining table w/2 leaves and 6 chairs (7 spindle design), glass-front hutch, deacon's bench w/arms, 2-door oak cupboard – (2) Cane bottom hip-hugger chairs – Quilt stand – Double bed – Antique rope bed – 5-pc. double bedroom suite – Chest of drawers – Hall tree – 4-drawer metal file cabinet – Chest freezer – Hardback books – Glassware – Dishes – Tea pots – Usual kitchen items – Bread maker – Bedding – Budapest & USSR stacked nesting dolls – German nutcrackers – Lg. tin collection – Collector plates – Turkish tea set – Assorted pins & medals – 5-gallon wine jugs – Misc.

TOOLS: Craftsman 6.25HP key-start mower – Craftsman 4-cycle mini tiller – 18" hedge trimmer – Craftsman 5HP chipper/shredder – Troy-Bilt pony rear-tine tiller – Craftsman power trimmer – Garden cultivator – Antique carpenter's chest – Alum. ext. ladder – Toolboxes – Craftsman sockets – Wheelbarrow – Yard tools – Hand tools – Misc.



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

AUCTIONEERS/REALTORS: Gene Kiko, C.A.I., Ext. 112 or 330-495-0041 call/text and Geno Kiko, Ext. 113 or 330-495-0131 call/text

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

