



AUCTION

LEADING THE INDUSTRY SINCE 1945

Wednesday – September 13, 2017 – 4:30 PM
Real Estate Sells At 5:30 PM

Beautiful 2007 Ranch Home On .45 Acres

3 BEDROOMS – 3 FULL BATHS – 18'X24' SHOP BUILDING
2-Car Garage – Partially Finished Basement – 9'x12' Garden Shed – Stark County
Bethlehem Twp. – Fairless Local Schools – Also Selling: Zero Turn Mower
Quality Lawn Equipment – Shop Tools – Nice Furniture & Home Décor

Owner is downsizing, **ABSOLUTE AUCTION**, all sells to the highest bidders on location:

7000 Lakehill Dr. SW, Navarre, OH 44662

Directions: Take I-77 south of Canton to the Fohl St. exit. Take Fohl St. west to Sherman Church Ave. Turn left on Sherman Church St. to Brinker St. and turn right. Follow Brinker St. to Student Ave. and turn left to Seeman Rd. and left to Lakehill Dr. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



330.455.9357 • kikoauctions.com





REAL ESTATE FEATURES: Clean, quality 2007 built ranch home situated on nice treed 100'x200' lot. Main level having large open country kitchen with dining area and door leading to nice deck (composite decking) overlooking nice backyard, mudroom/laundry room, living room, beautiful front entrance with front porch, master bedroom w/ full bath and walk-in closet, two additional bedrooms w/ large closets and full bath. Large finished basement with LP gas fireplace, full bath, oil furnace w/ central air, 200-amp electric breakers and loads of storage. Two-car attached garage, cement driveway, manicured landscaping on a nice wooded lot. 18'x24' shop building with 220 electric, attic storage and lean-to porch, 9'x12' garden shed and 9'x24' lean-to storage building. Half year real estate taxes are \$1,570.40. Having approx. 1,495 sq. ft. on the main level plus the finished basement. Home will be open auction day starting at 10:00 AM for inspections. Take advantage! Call Jeff Kiko with questions on how 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.

ZERO TURN – LAWN EQUIPMENT: Clean Cub Cadet zero turn mower w/ bagger, 42" cut, 17HP, 405 hrs., approx. 9 years old – Husqvarna 235 chainsaw – Troy-Bilt TB320BV gas blower – Worx rechargeable weed trimmer – gas weed eater – Yard Machines 4HP, 21" push mower – Worx Turbine 600 elec. blower – early restored walk-behind tractor – Troy-Bilt gas pressure washer – Snapper Hi Vac push mower – yard tools – wheelbarrow – gas cans – lawn décor – gardening supplies

TOOLS: Craftsman 10" band saw – 5-pc. Rigid 18V tool set – DeWalt grinder – Hitachi sabre saw – DeWalt orbital sander – Milwaukee sawzall – Milwaukee circ saw – Milwaukee 1/2" drill – Rigid floor model drill press, mod#DP15501 – Dayton 150K BTU heater – Task Force chop saw – Rigid 10" table saw –

roller stands – Millermatic 212 MIG welder with stand – Craftsman shop lights – endurance battery pack – Craftsman 33-gal. air compressor – Craftsman stack toolbox – 6' steel work bench – like-new Craftsman hand tools, sockets, wrenches, screw drivers, pliers – Craftsman 4-ton floor jack – jack stands – Kobalt pipe wrenches – Craftsman 3-pc. air tool set – Fiberglass step ladder, 4' – Fatmax levels – pipe clamps – C-clamps – wire snips – hand tools – tire bead breaker – old steel shop wheels – tool belt – heavy steel work table, 2.5' x 2.5' – dolly – ramps – loads of split firewood – hardware misc.

FURNITURE – DÉCOR: Oak kitchen table – 2 nice bar stools – bread bin stand – sm. black hall bench – cherry sofa table – Flexsteel curved sofa with conversation table and benches, approx. 11' wide – 2 wood magazine tables – floor lamps – computer hutch – wood file cabinet – modern computer desk – office chair – wood fern stand – HP Office Jet 7310 all in one printer – lighted 7' X-mas tree – nice Trimline E300 Elliptical – snack trays – nice loveseat – coffee table – Crosley record/CD/tape player – 2 small décor trunks – leather recliner – glider rocker – 3-pc. metal coffee/end table set – oak dining table w/ 2 leaves – 8 metal stack chairs – loads of misc. home décor – Hoover Z sweeper – Frigidaire refrigerator – coolers – solar animal repellant – Hoover floor scrubber – nice Brinkmann gas grill – sm. Big Green Egg smoker – outdoor swings – 6-pc. glass top patio table w/ 5 chairs – stainless BBQ Grillware grill – park bench – concrete goose – milk can – old sharpening stone – 3 plastic Adirondack chairs – nice early wood wheelbarrow – walk-behind cultivator – lawn décor – misc. kitchen items – household

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.

AUCTION BY ORDER OF: Bonnie S. Hardman

AUCTIONEER/REALTOR: Jeff R. Kiko, 330-206-1079 or jeffkiko@kikocompany.com



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