



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**WEDNESDAY – OCTOBER 11, 2017 – 5:30 PM**

## Local Historic Property

**AUTHENTIC ENGLISH COTTAGE TUDOR HOME**

Americana Mail Pouch Tobacco Mural Bank Barn  
Separate 1-Bedroom Efficiency Apartment – 2 Acres – Barn Home  
Weekend Retreater Or Year-Round Home  
Newbury Twp. – Newbury Schools – Geauga Co.

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

**10161 MUSIC ST., NOVELTY, OH 44072**

**Directions:** Take US 322 east of I-271 to RT 306 and south to Music St. and east to property. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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One-of-a-kind authentic English cottage home within the Mail Pouch Tobacco mural barn, hand painted by the late Harley Warrick who painted barns around the country with the Mail Pouch design. The cottage was tediously designed with cobblestone street, exposed timber beams, and large entertaining area. Main level having open concept kitchen with SS appliances, formal dining room, living room with wood-burning fireplace, library with built-in bookcase, wood-burning fireplace, access to the rear wooded deck, and half bath. Second level having main bedroom with large walk-in closet and full bath, and second bedroom. Divided basement with garage, equipment storage areas, large enclosed cedar lined closet, laundry room, and utility room.

Apartment having updated kitchen with dining area, bedroom with full bath, and oversized single-car garage. All sitting on 2 acres. \$2,621 half year real estate taxes. Property is truly one of a kind! See [www.kikoauctions.com](http://www.kikoauctions.com) for full details. Open auction day starting at 4:30 PM.

**TERMS ON REAL ESTATE:** 15% 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.

**AUCTIONEERS/REALTORS:** Jack W. Kiko, 330-206-0174 and Richard T. Kiko, Jr.



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