

Auctioneer/Realtor:

Russell T. (Rusty) Kiko, Jr., C.A.I., ext 115, 330-495-0923 and
Rudy W. Kiko, 330-540-2416

Auction #1 By Order Of: Beth Walter, POA for Kenneth & Marjorie Phillips

Auction #2 By Order Of: Christopher & Barbara Sieradzki



Explore Your Options

AUCTION

LEADING THE INDUSTRY SINCE 1945

Thursday – November 9, 2017 – 3:30 PM

Real Estate Sells At 4:30 PM

Several Parcels Of Real Estate

Two Brick Homes Plus 30-Acres Vacant Land in Three Parcels

Butler Twp. – Columbiana Co. – WBL5 – No Zoning

Ken & Marjorie Phillips – Auction #1 – Quality One-Owner Two-Story
Brick Colonial Home Plus 30 Acres Land

**Auction #2 – 3.12 Acres With Historical Century Brick Home – Large
Bank Barn – Formerly Known As Earl & Helen Santee Farm – Butler
Twp. – No Zoning**

Also Selling: Furniture – Grand Piano – Household - Collectibles

ABSOLUTE AUCTION, all sells to the highest bidder on location: All sold from Auction #1

Location: **343 Georgetown Damascus Rd., Beloit, OH 44609**

Directions: Just south of Rt. 62 in Damascus. Watch for KIKO signs.



AUCTION #1



AUCTION #2



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Auction #1 - .9 acre with one-owner 2,500 sq. ft., two-story colonial brick, four bedrooms, 2 baths, home with 3 fireplaces – attached two-car garage – fantastic views of the countryside – screened in porch – circle blacktop drive – radiant heat – English-style garden with brick walkways. Gorgeous setting. Photos on website – let us show you.

Auction #1A – 4.42 acres vacant land located on US Rt. 62 just west of Auction #2 – 311’ frontage – lays nice – small creek

Auction #1B – 13.5 acres vacant land – located on US Rt. 62 just east of Auction #2 – 310’ frontage – small creek – great hilltop view in rear – here is a dandy.

Auction #1C – 12 acres vacant land – located just south of Auction 1 on Georgetown Damascus Rd. – great view of the countryside – 300’ frontage.



Auction #2 – Located at: 28509 US Rt. 62, Damascus, OH – Just west of Rt. 534 – 3.12 acres – good frontage on US Rt. 62 – 2,484 sq. ft. – 1820 brick home with loads of character – original woodwork and fireplaces, front and rear porches – main level has nice eat-in kitchen plus shower bath, pantry and laundry, dining room with original open brick fireplace, bee-hive bread oven, plus built-in slant top desk & cupboard – parlor, family room both with fireplaces – open staircase, 2nd level with efficiency kitchen, full bath, 3 nice size rooms all with original woodwork & doors plus fireplace mantels – can use as one or two family. Attached 2-car garage addition with finished loft. Brick foundation & basement. Walk-up attic – bank barn in rear with straw shed – barn needs attention. Loads of character. No zoning. Great road exposure. Would make great antique shop, bed & breakfast, etc.



Shown by appointment only – loads of potential. Map and photos on website. All adjoining parcels – formerly known as Earl & Helen Santee Farm.

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.



Furniture – Piano: Steinway & Sons, NY grand piano – tea cart – break-front china cabinet – Ethan Allen 3 pc. bedroom suite with full-size bed – needlepoint rocker - set of Windsor-back plank-bottom chairs – tapestry covered love seats – (2) wrought-iron patio table with four chairs – Lazy-Boy recliner – uph. sofa – antique rocker – chest of drawers – (2) cedar chests – wicker chair & lamp table – maple twin beds w/ mat. dresser, desk and night stand – white poster bed – child's desk and chairs

Collectibles - Household – Misc.: Wicker planter – Roseville vase – Damascus Friends church plate – crystal stemware – linens & doilies – ladies dress and formal gowns – Candlewick – pictures and prints - table cover – misc. hardback books – set of Franciscan dishes – brass wall sconces – mantle clock – usual kitchenware and dishes – small crock – early water pitchers – linens – dress patterns – foosball game – Bernina sewing machine

Tools: Craftsman 10" table saw - fish tank – lawn tools – bench-top drill press – step ladder - small chicken coupe - push mower

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.

