



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**Friday – November 10, 2017 – 10:30 AM  
Real Estate Sells At Noon**

**MILDRED L. BOND ESTATE AUCTION**

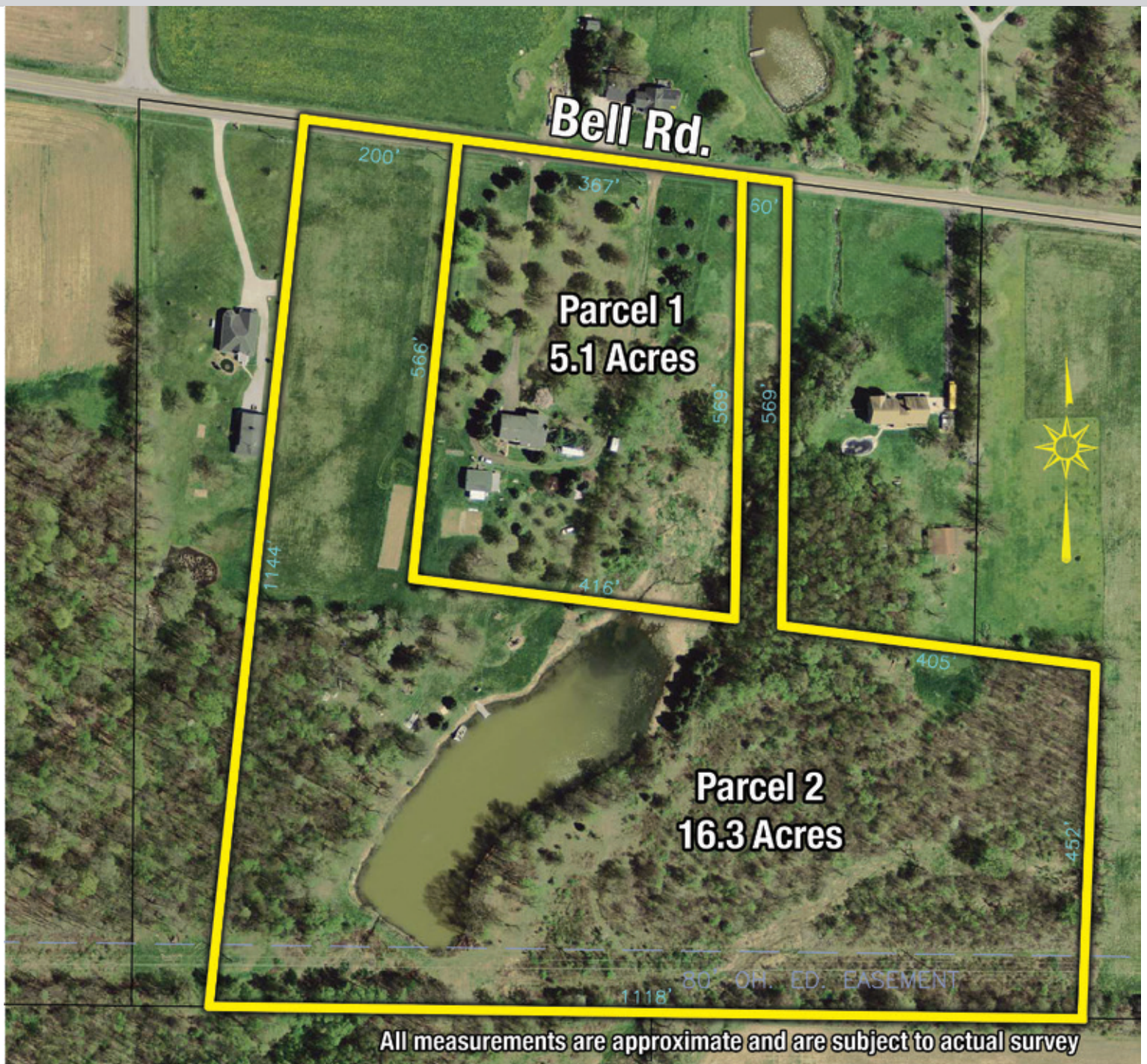
## **21 Acres With Lake And Handyman Special Home**

Offered In Two Parcels – Also Selling: Party Barge Pontoon,  
Ruger 10/22 Carbine Rifle, Tractors, Farm And Lawn Equipment, Tools,  
Furniture/Household – Guilford Twp. – Medina County – Cloverleaf Schools

All sells to **SETTLE THE ESTATE** on location:

**4274 Bell Rd., Seville, OH 44273**

**Directions:** From I-76 take SR 3 south 1.6 miles then continue straight onto Milton St. for .3 miles, continue onto Sterling Rd. for .8 miles then turn left onto Bell Rd. to auction. Or from 604 W turn onto Shorle Rd. for 3 miles then turn left onto Bell Rd. for 1 mile to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



**330.455.9357 • kikoauctions.com**







**KIKO AUCTIONEERS**

2722 Fulton Dr. NW, Canton, OH 44718  
[kikoauctions.com](http://kikoauctions.com)

**Friday – November 10, 2017 – 10:30 AM**  
**Real Estate Sells At Noon**

### **MILDRED L. BOND ESTATE AUCTION**

21 Acres With Lake And Handyman Special Home  
Offered In Two Parcels – Also Selling: Party Barge  
Pontoon, Ruger 10/22 Carbine Rifle, Tractors,  
Farm And Lawn Equipment, Tools,  
Furniture/Household – Guilford Twp.  
Medina County – Cloverleaf Schools  
4274 Bell Rd., Seville, OH 44273



**Members – State and National Auctioneers Association**



**REAL ESTATE:** 21 acres to be offered in 2 parcels.

**PARCEL 1:** Handyman special three-bedroom raised ranch and detached garage on 5.1 secluded acres. Main level features spacious living room with stone fireplace, dining room, kitchen with access to enclosed patio, three large bedrooms and full bathroom. Lower level has additional living room with stone fireplace, walk-out to backyard, full bathroom, and entrance to two-car attached garage. Also has detached two-car garage.

**PARCEL 2:** 16.3 acres vacant land with stocked 2+ acre lake with frontage on Bell Rd. Nice setting!

**NOTE:** Parcels will be offered separate then together, selling whichever way brings the most. Home will be open two hours prior to auction.

**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.

**EQUIPMENT – AUTOS – PONTOON:** Party barge 21 signature series pontoon with outboard motor and trailer – Ransomes 728D lawn mower – IH 300 tractor – Ferguson T020 tractor – Husqvarna 24HP lawn mower – IH Cub Lo-Boy tractor – Ford 8N tractor – Buick LeSabre custom auto – Woods 3pt 5ft brush hog – (2) lawn trailers – gas generator, 3200 watts – aluminum step ladder – misc. hand tools

**NOTE:** Autos and equipment are in rough condition

**FIREARMS:** Ruger 10/22 carbine rifle, 22-cal – (2) BB guns

**FURNITURE – HOUSEHOLD:** Chesterfield brown vinyl sofa and matching chair – Queen Anne coffee table – Queen Anne secretary desk – oak dining table with 4 pressed back chairs and matching china hutch – dinette table – foyer mirror with marble top table – blue recliner – 2-drawer metal file – computer desk

and chair – queen maple bedroom suite with mirror – pine rocker – oak TV cabinet – wall clock – 3-piece double bedroom suite – dresser and chest – jewelry box – (2) blonde oak tables – lamps – oak bedside table – hi-sense TV, singer sewing machine – chest of drawers – large wardrobe with mirror – (2) gas grills – picnic table – milk glass – misc. household items

**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:** The Mildred L. Bond Estate, Probate Case #2016 PB-E 000075

#### **APPRENTICE AUCTIONEER/REALTOR:**

Kristen Kiko, 330-234-7110,  
[kristen@kikocompany.com](mailto:kristen@kikocompany.com)

#### **AUCTIONEERS/REALTORS:**

Peter Kiko & Jack Rohr



**330.455.9357 • [kikoauctions.com](http://kikoauctions.com)**

