



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**Tuesday – March 27, 2018 – 11:00 AM**

**Real Estate Sells At 12:00 PM**

## Four-Bedroom Cape Cod Home

**WITH 26 X 32 DETACHED GARAGE**

Perry Twp. – Columbiana Co. – 1.43 Acre Corner Lot

Antiques – Household – Misc. Tools – Etc.

Selling for friends of the late James Simon. **ABSOLUTE AUCTION**, All sells to highest bidder(s) on location: **123 STEWART RD., SALEM, OH 44460.**

**Directions:** Take Depot Rd. just south of Rt. 45 bypass on south side of Salem to Stewart Rd. Home on corner.

Watch for KIKO signs.



Aluminum sided, four-bedroom Cape Cod home – nice large corner lot, approx. 120 X 380 – built 1945 – 26 X 32 garage built in 1996 with openers plus small storage building. Hardwood oak floors, approx. 1,500 sq. ft. – full basement – glass block basement windows. Main level has kitchen, dining room, living room with fireplace, two bedrooms and full bath. Two additional bedrooms up. Enclosed rear porch, enclose front entry. Modern FA gas furnace, huge 1.43-acre lot – home needs updated – loads of potential – shown by appointment or open sale day at 8:30 AM.

**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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**Antiques – Household – Misc. Tools:** Dep. Era dining room suite – corner cupboard – antique rocker – Victorian lamp table – fancy Vict. stand – living room furniture – oak highboy – dresser with mirror – two bedroom suites – cedar chest – small stands – stove – refrigerator – Maytag washer & dryer – antique 6-panel Tiffany style lamp – metal lamp – cookie jar – banquet lamp – maple kitchen table – old radio – wardrobe – treadle sewing machine – usual household misc. – Dep glass – pattern glass – dishes – iron skillets – garden cultivator – 5-gal stomp churn – oil lamps – galvanized tubs and buckets – garden and hand tools – jars – milk can – vise – jack stand – ped. grinder – floor jack – workbench – Chilton's auto books – old car books – hand tools – vise – old hardware – books – etc. Interesting sale. Jim was a local auto mechanic for years. Join us, Rusty!

**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.

#### Auctioneer/Realtor:

Russell T. (Rusty) Kiko, Jr., C.A.I., ext 115, 330-495-0923

**Auction By Order Of:** Teresa & Don Stratton

20.16'	145.16'
JAMES SIMON 1.438Ac 50-00799.000	CAREY B. &/OR LISA L. SHOFF. 1.01Ac 50-00576.000
258.86	S88°35'E
249/396	120.1'
1.902Ac	



Auctioneer/Realtor®  
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