



Explore Your Options

# AUCTION

LEADING THE INDUSTRY SINCE 1945

**SATURDAY – OCTOBER 13, 2018 – 11:00 AM**

## Sprawling Ranch Home On 3.84 Acres

SHOP/GARAGES WITH OVERHEAD APARTMENT – POND  
SMALL LOG CABIN – TRANQUIL SETTING – BRIMFIELD TWP.  
PORTAGE COUNTY – FIELD LSD

Also Selling: Prevost Motorhome – Tools – Furniture – Household Goods – Golf Cart

Absolute auction. Owned since 1991, owner relocating. All sells to the highest bidder(s) on location:

**4965 SHERMAN WOOD DR., KENT, OH 44240**

Directions: Take SR 43 south of Kent or north of I-76 to Sherman Rd. and go east to Sherman Wood Dr. and north to auction.

Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



Auctioneer/Realtor®  
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**Real Estate Sells First! Open House on Tuesday – October 2, 2018 – 4:30-6:30 PM**

Real Estate features a quality ranch home built in 1990 on 3.8 acres. Beautiful setting, long concrete driveway with ponds. Main floor has a remodeled kitchen (2017) with granite countertops and new SS appliances, dining room, living room w/ cathedral ceiling and stone fireplace, den/office, owner's suite w/ large remodeled bath & walk-in closet, 2 additional bedrooms and 1 1/2 baths. Second story has spacious loft area, one bedroom and a full bath. Partially finished basement (2017) having nice wet bar w/ coolers and kegerator, 650-bottle wine cellar, home theater. 2 additional bedrooms in basement. Updated geothermal furnace, (2) 50-gal. water heaters, whole house water filter, water softener and RO system new 2017.

There is a main floor laundry w/ washer & dryer, leads to rear enclosed porch w/ sunken hot tub. Home has new shingles (2017), security system, central vac and 4-car attached finished garage. Also, spacious 5,940 SF garage/shop to rear with upstairs apartment having 3 bedrooms and 1 1/2 baths. Shop has several overhead doors and loads of storage w/ (2) attached 2-story yankee barns. Plus a newer (2016) 20'x32' steel building w/ overhead door and concrete floor. Also, nice one-room Amish built, solid cedar log cabin w/ bath, kitchenette & bunk beds overlooking a small pond at rear of property. One-of-a-kind property! Terrific location and has been well cared for! Home open for viewing on Tues. Oct. 2 4:30-6:30 PM and auction day beginning at 9 AM. For questions on terms or how to buy at auction, contact Matt Kiko.

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.

**Prevost RV:** Sharp 1998 Prevost motor home, Country Coach, model XL, 45' diesel pusher, 44,000 miles, vin #2PCM33491V1026167.

**Furniture – Household – Tools – Golf Cart:** Club Car gas golf cart w/ utility bed – 6'x8' utility trailer – Ariens lawn tractor – Craftsman pedestal drill press – Honda 13HP pressure washer – Craftsman air comp. – dollies – shop vacs – load bars – ele. drills – weed whip – lawn sweeper – wheelbarrow – work lights – new window A/C unit – large LP grill – jumper box – LED utility lights – KI heaters – step ladders – (4) Envi wall heaters – Oreck floor polisher – Frigidaire ele. range & microwave – new string lights – several neon beer signs – fans – Dyson & Shark vacuums – air cleaners – dehumidifier – sectional sofa – recliner – marble dining table w/ 4 black leather chairs – (4) white leather bar stools – (2) futons – sofa – (2) queen size beds – dressers – king size bed & dresser – Victorian full size bed – bookshelves – loveseat – office desks & chairs – file cabinets – prints & frames – (2) rustic pine benches – coolers – DVDs – CDs – Xbox – ele. heaters – Bunn Pouromatic coffee machine – (2) big screen TVs – lawn tools – kitchen appliances, pots & pans, etc.

**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:** Jeff Hair, Trustee

