



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**WEDNESDAY – JUNE 20, 2018 – 4:30 PM**  
**REAL ESTATE SELLS AT 5:15 PM**

**THREE-BEDROOM, TWO-BATH HOME WITH SECLUDED  
PARK-LIKE SETTING ON 3.42 ACRES  
ATTACHED & DETACHED GARAGE**

**Also Selling: Furniture – Hand Tools - Household**

Selling for the children of the late Marvon & Joan Sullivan. **ABSOLUTE AUCTION**, All sells to  
highest bidders on location:

**2871 HICKORY ST., CLINTON, OH 44216**

**Directions:** Clinton Rd. east of OH-21 to Cleveland Massillon Rd. and south a short ways to Hickory St. and right to auction.  
Watch for KIKO signs.



Real estate features one-owner, 1,584-sq.-ft. center split home with fantastic hilltop setting with beautiful mature trees and stone wall border. Concrete drive, shingle roof, vinyl siding and brick covered front porch. Attached two-car garage, finished with hot and cold water, drain and lots of built-in storage. Lower-level family room with large closet, stone fireplace having Timber Eze wood-burner insert, and shower bath. Main-level oak kitchen with appliances and breakfast bar open to dining room with sliding doors to rear concrete patio. Front living room with large bow window and guest closet. Three bedrooms up, hall closet & full bath with door to master bedroom. Partially finished basement with paneled rec room, laundry area with cabinetry and tool room. Well, septic, and 200-amp breaker electric. All electric heat, whole house fan. Additional detached two-car garage with concrete floors and single-car storage shed. Shown by appointment and open 2 hours prior to sale.

Information is believed to be accurate but not guaranteed.



**330.455.9357 • kikoauctions.com**





**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 – Household – Tools:** Matching sofa and love seat, oak and glass living room table set – 1 pc open corner cupboard – platform rocker – upholstered sofa and chairs – oak bench – oak oval dining table and 6 chairs – lamps – console sewing machine – 3 pc. bedroom set – dresser with mirror – figurines – milk glass – glass bells – linens – dishes – pans – electric roaster – canning jars – misc. hand tools and power tools – Troybilt walk-behind mower – pull-type sprayer – general 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.

**Auctioneer/Realtor:**

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

**Realtor:** Melanie K. Royer, 330-831-1446



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