



AUCTION

LEADING THE INDUSTRY SINCE 1945

MONDAY - JULY 9, 2018 – 5:00 PM
REAL ESTATE SELLS AT 5:30 PM

Clean One-Owner Ranch Built in 2002

3 BEDROOMS – 2 1/2 BATHS - FINISHED BASEMENT
SUMMIT CO. – NEW FRANKLIN CITY - MANCHESTER LSD

Also selling: Furniture - Patio Set – Like-New Washer and Dryer - Household

Owner is relocating overseas. **ABSOLUTE AUCTION**, All sells to highest bidder(s) on location:
6223 PERNELL DR., NEW FRANKLIN CITY, OH 44216

Directions: Manchester Rd. south of Center Rd. in New Franklin or north of Strausser St., east on Drake Dr. and left onto Pernell.

Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



330.455.9357 • kikoauctions.com



Property features 1,628 sq. ft. one-level home with open floor plan and hardwood floors throughout. Covered front entry, foyer with guest closet, oak kitchen with granite countertops, farmhouse sink and bar seating, dining area with large windows, open great room and office area or sunroom with sliding doors to large deck. Owner's suite with walk-in closet, 2nd closet, and private bath having double vanity with granite tops, tub and separate shower. Two additional bedrooms, hall bath with granite top, linen closet and main floor laundry. Partially finished basement with rec room, half bath and loads of storage space. Forced air gas heat and central air. Attached, finished two-car garage with man door, concrete drive and storage building. Great location on cul-de-sac street. 110' X 295' lot. Call for a private showing.

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 - Washer & Dryer - Household: 1-year-old Speed Queen gas dryer and washer - Frigidaire up-right freezer - oak pedestal table and 4 chairs - metal king-size bed frame - 3-pc twin bedroom set with hutch and armoire - oak desk w/ butcher block top - oak 4-drawer file cabinet - two oak-finish bookcases - youth rocker - Sharp and Samsung flat screen TVs - Bose speakers - uph. loveseat - room-size rug - end stands - wicker stand - White Mod. W3300 embroidery machine - Char-Broil gas grill - Husq. blower - step ladder - floor jack - saw horses - assorted tools - 8' folding table - plastic shelving - elec. heater - dehumidifier - misc. dishes - 2 artificial trees - décor - general household items.

TERMS ON CHATELS: 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:

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Auction By Order Of: Patricia A Nelson, Trustee



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