



# AUCTION

LEADING THE INDUSTRY SINCE 1945

TUESDAY – OCTOBER 2, 2018 – 6:00 PM

## Pymatuning Lake Region

Two Very-Clean One Owner Modular Homes On Three Lots  
To Sell As A Unit - North Shenago Twp. – Conneaut Schools –  
Walking Distance To The Water  
Nice Furniture To Sell Separate

Retired out of state owner no longer has need. Absolute auction, all sells to the highest bidders

on location: **2042 LILLIAN AVE., EPSYVILLE, PA 16424**

**Directions:** From Andover, OH take Rt. 85 east across lake to PA to Rt. 285 1 mile and north on Linn Rd. 1.6 miles, right on Florence Dr. ¼ mile to Lillian Ave. Watch for KIKO signs.



**Doors open at 4:00 PM for inspection or by appointment.**

3 adjoining lots – 50 X 150 each – selling as a unit with two homes, both purchased new and on permanent foundations. Both appliances and lived in very little. Brick and block foundation with full concrete pads.

**Home 1** – 1,784 sq. ft. – 3 bedrooms – 2 ½ baths – built 2000 – appliances plus large deck

**Home 2** – 1,179 sq. ft. – 3 bedrooms – 2 baths – built approx. 2001 – appliances plus attached 28 X 28 oversized garage – concrete patio – drilled well and both hooked to sanitary sewer – LP gas heat. Both nice and clean.



**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.



Information is believed to be accurate but not guaranteed.



**330.455.9357 • kikoauctions.com**





Nice oak harvest table with 2 leaves & 8 padded chairs plus bow-front china, like new – round oak pedestal table with 4 chairs – nice 4 pc. cherry bedroom set with full-size bed – cherry bed full size and nightstand – cherry cedar chest – 4 pc. Mediterranean bedroom suite – antique rope-turn matching sofa, bookcase, 2 rockers and sofa table – Dep Era server and credenza – 3 pc. coffee & lamp tables – entertainment center – etc.

**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:**

Russell T. (Rusty) Kiko, Jr., C.A.I., ext 115, 330-495-0923, #AU-002727L & RS-222810-L.  
Russ Kiko Assoc. #AY000170L.

**Auction By Order Of:** Eleanor Mendicino



Auctioneer/Realtor®  
**RUSSELL T. (RUSTY) KIKO, JR.**  
330.495.0923  
rustykiko@kikocompany.com



**330.455.9357 • kikoauctions.com**

