



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**Monday – October 15, 2018 – 4:30 PM**

**Real Estate Sells at 5:30 PM**

## **Fixer-Upper Cape Cod Home With Character**

**CORNER LOT**

**ALSO SELLING: AUTO – FURNITURE – PIANO – BOOKS –  
HOUSEHOLD**

Owner is moving to Copeland Oaks. **ABSOLUTE AUCTION**, All sells to highest bidder(s) on

location: **296 W. Oregon Ave., Sebring, OH 44672**

**Directions:** 12th St. north of Rt. 62 to west on Ohio Ave. to 17th St. and south to corner of Oregon. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



**330.455.9357 • kikoauctions.com**



**Real Estate:** Charming house with loads of character, ready to be fixed up. Home has painted brick exterior with new shingles in '17 – unique features include lancet arches, wrought-iron gates and sconces, and hardwood floors throughout – main level has full-length front living room with high ceilings, fireplace and window seats – side office/sunroom or spare bedroom with shower bath – step up to formal dining room with second fireplace – kitchen with built-in hutch, breakfast nook and access to rear deck. Second level has two large bedrooms with double closets – large full bathroom with black and white tiles and hall linen storage. Full basement with updated breaker electric and modern FA gas heat, city water and sewer. 50' X 150' corner lot, fenced-in back yard, detached two-car garage with access off rear alley.

**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.

**Auto – Furniture – Piano – Household:** 2003 Saturn Ion 208,000 miles – small piano – knee-hole desk – small rope-turn bed – bookshelves – hardback books – paint brushes and easel – dining room table with 4 chairs and sever – kitchen table with benches – rockers – side stands – fern stand – lamps – bedroom set with double bed, vanity and dresser – twin bed – slat-top trunk – sock chest – early pictures and frames – counter-top KitchenAid mixer – small kitchen appliances – dishes and cookware

**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:** Rudy W. Kiko, 330-540-2416, rudykiko@kikocompany.com

**Realtor:** Melanie K. Royer, 330-831-1446, melanie@kikocompany.com

**Auction By Order Of:** Hannah L Blumenstiel, POA for Jean M Blumenstiel



Auctioneer/Realtor®  
**RUDY W. KIKO**  
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rudykiko@kikocompany.com



Realtor®  
**MELANIE K. ROYER**  
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melanie@kikocompany.com



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