



AUCTION

LEADING THE INDUSTRY SINCE 1945

THURSDAY – NOVEMBER 1, 2018 – 4:30 PM
REAL ESTATE SELLS AT 5:00 PM

2-Story Home On .60 Acres

SMITH TWP. – MAHONING CO. – WEST BRANCH SCHOOLS

Also Selling: Furniture & Household Items

All sells to settle the estate on location:

945 W. OHIO AVE., SEBRING, OH 44672

Directions: From Alliance, OH take State St. east of RT 183 3.75 miles to Johnson Rd./21st St. (Perkins/Cope Equip.), then north to Ohio Ave. and west to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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Real estate features a 2-story home built in 1920 with 1,106 SF living area. Home has large open kitchen with dining area, large rear wood deck, shower bath, living room, formal living room (currently being used as main-floor bedroom), and enclosed front porch. Second level has 2 bedrooms. Partial basement with breaker electric and modern gas FA furnace with central air. Storage shed at the rear of the property. All sitting on .60 acres, 145' x 181'. Mahoning County parcel #16-014-0-030.00-0, #16-014-0-028.00-0, #16-014-0-029.00-0. Public water and septic system.

TERMS ON REAL ESTATE: 15% 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.

ALSO SELLING: Double bed – Bookshelf – 3 pcs. Fenton – Crockpot – Yard tools – BBQ grill – Weed eater – Sm. Troy-Bilt tiller – Misc. power tools – Step ladder – Sump pump – Lawn chairs – Patio table & 4 chairs – Metal A-frame swing – Dinette table & 4 chairs – Power cord – Sweeper – Modern hutch – Water cooler – HH dishes – End tables – Sofa – Upholstered chairs – Lamps – Desk chair – Double bed w/dresser & nightstand – Brother sewing machine – Step stool – Plastic shelf – GE chest freezer – Box fan – Heater – Small knee-high combo safe – Wardrobe – Single bed.

TERMS ON CHATTELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 4% buyer's premium on all sales, 4% waived for cash or check. Information is believed to be accurate but not guaranteed.

NOTE: Home will be open auction day starting at 12:00 PM. See www.kikoauctions.com for full details.

AUCTION BY ORDER OF: Jennifer L. Bradley Executor of the Patricia A. Wykle estate, Mahoning Co. Probate #2018 ES 00328



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