



# AUCTION

LEADING THE INDUSTRY SINCE 1945

Friday – November 16, 2018 – 11:00 AM  
Real Estate Sells At 12:00 PM

## Frederick A. Fisher Estate

4.13 ACRES – ZONED COMMERCIAL & RESIDENTIAL WITH  
CENTURY HOME, SHOP & GARAGES - CURRENTLY UP &  
DOWN DUPLEX – GEAUGA CO. – PARKMAN TWP.

Also Selling: Woodworking Tools – Hand Tools - Lumber

To settle the estate, all sells on location:

**16640 MAIN MARKET RD., WEST FARMINGTON, OH 44491**

**Directions:** Take Rt. 422 (Main Market Rd.) just east to Rt. 528 in Parkman to address. Watch for KIKO signs.



Real estate features 2-story century home with hardwood floors, replacement windows, separate electric and separate propane furnaces. Main-level unit has rear enclosed porch with laundry hookup and sink, kitchen with cherry cabinets and island, breakfast nook, living room with wood-burning fireplace, full bath, two bedrooms and enclosed side porch. Upper level has kitchen with walnut cabinets, dining room, living room, full bath and 1 bedroom. Full basement with stone foundation, breaker electric, wood burner backup and outside entrance. Well and septic. Block 20' X 60' workshop with concrete, electric, wood burner and overhead storage. Attached 20' X 36' steel enclosed lean-to with end overhead door and side sliding doors. Attached 20' X 24' garage with overhead door, concrete, electric and floor drain. Run-in shelter.



**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.



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**Tools – Lumber:** Upright 2-HP air compressor – Troy-Bilt rear-tine tiller – Craftsman lawn mower – push mower – chipper/shredder – Homelite chainsaw – backpack sprayer – 2-wheel lawn trailer – wheelbarrows – Central Machine 14” band saw – Delta X 18” sander – Grizzly 16” wood band saw – 2 wood lathes – Rockwell shaper – Grizzly 16” scroll saw – Grizzly G1021 15” planer – North Tech dust collector – Craftsman floor-model jointer – router table – work bench with vise – stack tool chest – machinist vise – Sawzall – hand sander – finish small belt sander – 2 double shaft grinders – bar clamps – Coleman lanterns and stove – live trap – fishing net – waders – trolling motor – fishing poles – deer stands – shop lights – rubber feed pans – homemade wine press – spinning wheel – assorted chairs – hickory table and bench – buck saw – folding alum. ramps – car ramps – metal shelving – lumber including walnut and chestnut

**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:**

Randall L. Kiko, ext 158, 330-831-0174

**Realtor:**

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

**Auction By Order Of:** Clinton Fisher, administrator for Frederick A. Fisher Estate. Geauga Co. Case #18PE000012



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