



# AUCTION

LEADING THE INDUSTRY SINCE 1945

**WEDNESDAY – NOVEMBER 14, 2018 – 3:30 PM**  
**REAL ESTATE SELLS AT 5:15 PM**

## 3-Bedroom Ranch Home On .55 Acres

**ATTACHED 2-CAR GARAGE – 22'X24' GARAGE/SHOP BUILDING**

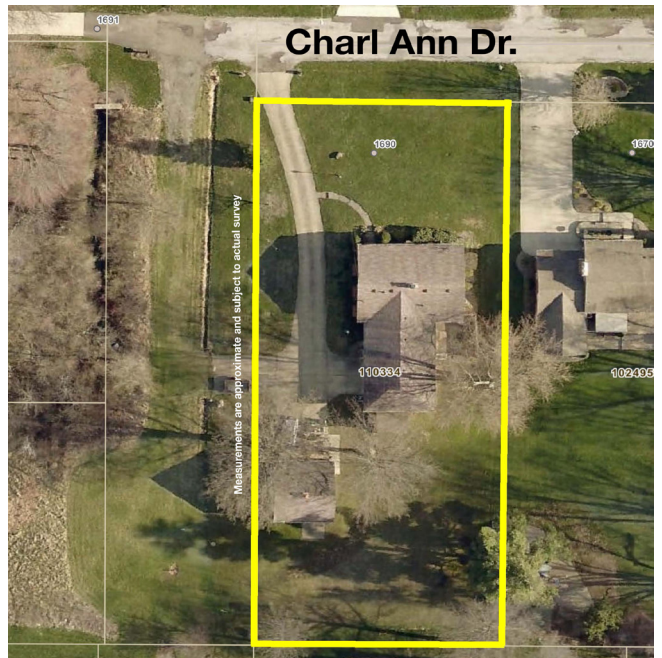
1,208 SF – 2 Full Baths – Updated Furnace/AC

Also Selling: Furniture – Household – Tools

Real estate sells to settle the estate & chattels sell at absolute auction to the highest bidders. All sells on location:

**1690 CHARL ANN DR., ALLIANCE, OH 44601**

**Directions:** Take W. State St. just east of Sawburg Ave. (across from Giant Eagle) to Western Ave., then north to Charl Ann Dr. and left to address. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



**330.455.9357 • kikoauctions.com**







**KIKO AUCTIONEERS**

2722 Fulton Dr. NW, Canton, OH 44718  
kikoauctions.com

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## 3-BEDROOM RANCH HOME ON .55 ACRES

Attached 2-Car Garage  
22'x24' Garage/Shop Building  
1,208 SF – 2 Full Baths – Updated Furnace/AC  
Also Selling: Furniture – Household – Tools



**Members – State and National Auctioneers Association**



**REAL ESTATE SELLING TO SETTLE THE ESTATE:** Good ranch home situated on a nice 104'x223' lot. Main level having large living room, 3 bedrooms all with cedar-lined closets, full bath, dinette area, dining room with sliding doors leading to enclosed rear patio which has sliding doors to rear outdoor cement patio, and enclosed breezeway leading to attached 2-car garage. Full divided basement has finished family room with bar and stone fireplace, laundry area with kitchen, additional full bath, and utility/storage room with gas furnace (5 yrs. old) and central air (2 yrs. old). Home has breaker electric and cement driveway all situated on a nice dead-end street with public water and sewer. Property also features a detached 22'x24' shop/garage built in 1990 with gas heat and second story storage. House was built in 1955 having approx. 1,208 SF. Real estate taxes are \$745.27 per half year. Great property with loads of potential. Home will be open auction day at 10:00 AM for inspections. Call Jeff Kiko with any questions on how to buy.



**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.



**THE FOLLOWING SELLS AT ABSOLUTE AUCTION TO THE HIGHEST BIDDERS.**

**FURNITURE – COLLECTIBLES:** 4-pc. French provincial bedroom set w/ 2 single beds – Bookcase – Dolly chair – Early oak table w/ large claw feet & 6 chairs – Piano stool – Wood rocker – Speed Queen HD commercial elec. dryer, super capacity, 2 yrs. old – File cabinets – 2 Haywood Wakefield single bed – Wood kneehole desk – 2 arm chairs – Danby humidifier – Sm. corner desk – Glassware – Salem china set – pictures – Mirrors – Conair clothes steamer – 2 jars misc. marbles – Sm. crock – 6+ oil lamps – Silver plate serving pcs. – 2 digital picture frames – Memorex DVD recorder – Elec. pressure cooker – 2 Cuisinart ice cream makers – Crepe maker – Crown china set – Alum. 3-tier tray – Card tables – BOSE kitchen radio – White chimney cabinet – Kirby sweeper – Hamilton Postal Telegraph elec. wall clock – German Black Forest cuckoo clock – New 30" outdoor firepit – Old iron baby bed – Tektro Torke bike – 16+ 60s-70s license plates – Litter Robot II cat litter machine – 7+ old dolls – Samsung LED computer monitor.



**TOOLS:** Router bits – Router – Hardware – Chisels – Hand tools – Yard tools – Misc. lumber – Campbell Hausfeld 2HP air compressor – Log chain – Workbenches – Wood tools – Rockler steam bending kit – Saw blades – Sand paper – Workshop vise – Wallpaper table – Set of Woodsmith magazine, 150+ – Misc.

**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.

**REAL ESTATE AUCTION BY ORDER OF:** John H. Weaver II Executor of the Marjorie R. Weaver Estate, Stark Co. case #231991

**CHATTELS AUCTION BY ORDER OF:** John H. Weaver



Auctioneer/Realtor®

**JEFF R. KIKO**

330-206-1079

jeffkiko@kikocompany.com



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