



AUCTION

LEADING THE INDUSTRY SINCE 1945

SATURDAY – DECEMBER 15, 2018 – 12:00 PM
REAL ESTATE SELLS FIRST

Ranch Home With 32x32 Shop Building

ON HALF ACRE – NO ZONING - EXCELLENT HOME OR BUSINESS LOCATION

Wayne Co. – East Union Twp. – Southeast Local Schools

Also Selling: Snapper Riding Lawn Mower – Tools – Household – Misc.

Absolute auction, all sells to the highest bidders on location:

7023 E. LINCOLN WAY, WOOSTER, OH 44691

Directions: From RT 30 east of Wooster take the Apple Creek Rd. exit, head south on Apple Creek Rd. for .9 miles then head west on E. Lincoln Way .2 miles to auction. Watch for KIKO signs.



REAL ESTATE: Ranch home features a large living room w/ picture window, formal dining room, fully applianced kitchen w/ electric stove, refrigerator & dishwasher, 2 spacious bedrooms, and 1 full bathroom. Partially finished basement with second full bathroom, living room, laundry room, and storage room. Large Trex deck patio installed in 2013 opens to the private backyard. Updates to the home include: new windows, AC, & water heater all in 2015, and new roof in 2013. Well maintained home! Attached 1-car garage and 32x32 detached garage with 2 OH doors, insulated walls, and ceiling. Public sewer/well. Wayne Co. parcel #27-00447.000. Half year taxes are \$691.26. Owners have been here for 33 years and are downsizing to a condo. Great single-family home or convert to a small business location, you decide!

OPEN HOUSE: Monday - December 10, 2018 – 4:00-5:30 PM.
Home will also be open 2 hours prior to bidding on auction day.

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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330.455.9357 • kikoauctions.com





KIKO AUCTIONEERS

2722 Fulton Dr. NW, Canton, OH 44718
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Members – State and National Auctioneers Association



MOWERS – TOOLS: Snapper NXT riding lawn mower, 189 hrs., with bagger, 19.5HP, 42" deck – Honda push mower – CAM Spray 2,000PSI pressure washer – 5x7 trailer – Lawn roller – 6" bench grinder – Weed eaters – Gas/electric leaf blowers – Wheelbarrow – Post driver – Hand tools – Firepit – Chainsaw – Golf clubs – Golf caddy – Tent – Folding chair – Tarps – Fishing gear – Crossbow – Live trap – Hunting clothes – Car jacks – Misc.

HOUSEHOLD – MISC.: Like-new Whirlpool dryer – Maytag top-loading washer – Black & Decker mini fridge – Exercise equipment – Sweepers – Carpet Cleaner sweeper – Dehumidifier – Nice porch swing and patio furniture – 4-pc. bedroom suite – Wardrobe – Concertmate keyboard w/ stand – Kitchenware – Usual household – Full-size kitchen refrigerator – Elec. stove - 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.

AUCTION BY ORDER OF:
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