



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**Saturday – November 2, 2019 – 10:00 AM**  
**Real Estate Sells At 11:00 AM**

**ESTATE AUCTION**

## **Stone & Cedar Home, Garage & Shop W/ Pond On 11+ Acre Hideaway**

**Atwood Lake Area – Also Selling: 2017 Subaru Outback  
Tractor – Tools – HH – Guns**

All sells to settle the estate on location:

**6545 Roswell Rd. SW, Sherrodsville, OH 44675**

**Directions:** Take RT 39 northeast of Sherrodsville or SW of Dellroy to Camille Rd. then north half mile to shared drive & east to auction. Watch for KIKO signs.



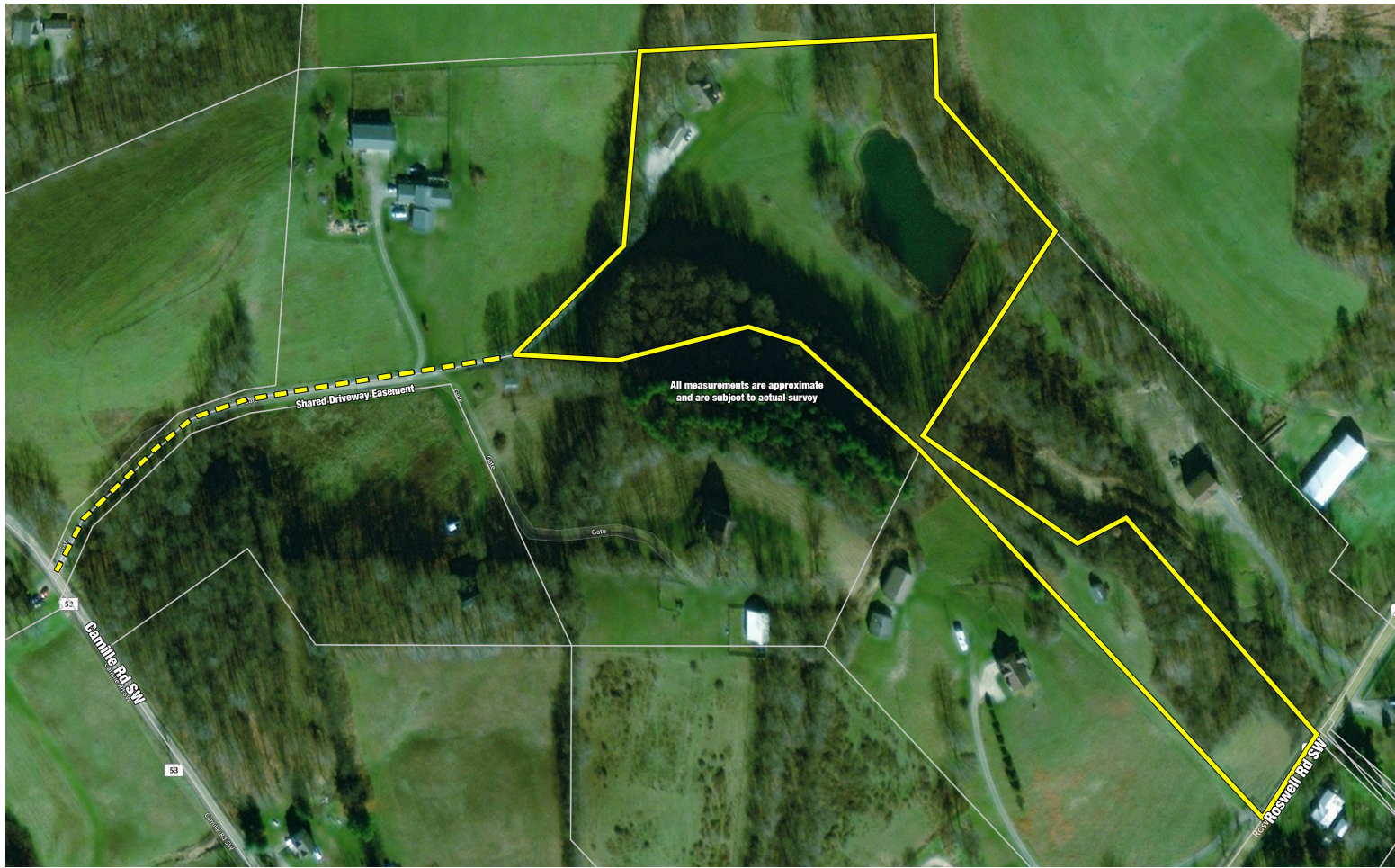
Information is believed to be accurate but not guaranteed.



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Secluded quality home overlooking land and pond w/ 26 x 42 garage & shop. Features great room w/ stone fireplace, dining area and kitchen w/ hickory wood cabinetry, built-in oven & microwave (Viking professional range), Amana side by side refrigerator w/ water & ice, marble top center island w/ extra sink and stools. All w/ access to large deck overlooking pond & nature. First floor bedroom w/ double closet and bath w/ shower. First floor laundry area. Enclosed summer/winter porch with access to walkout deck. Second floor w/ office & lounging area loft overlooking great room. Large master bedroom w/ large walk-in closet & full bath. Divided walkout basement has rec room w/ wood burner. Storage room or possible 3rd bedroom. Utility room w/ elec. breaker, sub. well & softener. Janitrol gas furnace & CA air w/ humidifier. 12 x 16 storage building.

**NOTE:** Secluded 11+ acres w/ nature, pond & wildlife. For more info on help with financing call or text Gene Kiko at 330-495-0041.

**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.

**AUTO:** 2017 Subaru Outback Premium w/ 2.5 L engine, auto trans., all-wheel drive, only 22,700 mi.

**TRACTOR – TOOLS – EQUIP:** Nice Ford Jubilee tractor – 3pt King Kutter 6ft brush hog – 3pt 6ft York rake – 2-wheel trailer – Sears lawn tractor – MTD 5hp roto tiller – 5,000-watt generator – Troy-Bilt 2,500 PSI power washer – Stihl 026 chainsaw – Stihl blade weed cutter – Homelite string trimmer – wheelbarrow – 4ft lawn roller – Craftsman stack toolbox – wrenches – sockets – 6” swivel vise – bench grinder – hand tools – lawn & garden tools – Werner extension & stepladders – tractor chains – battery charger – air compressor – misc.

**GUNS & HOUSEHOLD:** Rem .222-cal rifle w/ clip & scope – Rem #241 22-cal rifle w/ clip & scope – Mossberg 12ga. pump shotgun – deer wall mount – Kenmore auto washer & elec. dryer – Kenmore chest freezer – Samsung 40” flat screen TV – Bose surround sound – Sony DVD & audio control – Broyhill sofa – living room chairs & rocker – stone & metal lamps & coffee table – oak dining table, 4 chairs & server – quartz oak regulator wall clock – JVC & Panasonic TVs – Canon Pixma 500 copier – KitchenAid mixer – Corning cookware – SS pots & pans – small kit. appliances – food dehydrator – sweepers – large rubber plant – 3pc blonde oak bed set – brass queen bed – sofa & chair – Ab-Do exerciser – copper boiler – old Dutch beer sign – books – CDs – DVDs – pictures – art glass – decorations – etc.

**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. Multi Par auction process may be used.

**AUCTION BY ORDER OF:** Allen Hanft, Administrator For the Estate of Gary A. Hanft, Carroll Co. Case #20191093



Auctioneer/Realtor®  
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