



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**Wednesday – January 9, 2019 – 12:30 PM**  
**Real Estate Sells At 1:00 PM**

## **Ranch Home W/ High Visibility**

**NO ZONING – LARGE CORNER LOT – 3-CAR GARAGES**

3/4 AC Lot – Mahoning Co. – Springfield Twp. – Springfield Local Schools

Also Selling: Tools – Furnishings – Household

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

**1295 E. Western Reserve Rd., Youngstown, OH 44514**

**Directions:** Take I-680 south from Youngstown, OH and south of RT 224 to E. Western Reserve Rd. exit & go east 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](http://kikoauctions.com)

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**Ranch Home W/ High Visibility**  
**No Zoning – Large Corner Lot**  
**3-Car Garages – 3/4 AC Lot**  
**Mahoning Co. – Springfield Twp.**  
**Springfield Local Schools**  
**Also Selling: Tools – Furnishings**  
**Household**



**Members – State and National Auctioneers Association**



Nice level lot, corner tract w/ no zoning, high traffic count. All brick ranch home needing updates. Could be converted to offices, sales room, etc. Lot size approx. 114' x 266'. Home has 3 bedrooms, full bath, living room, kitchen, breezeway, 2-car attached garage plus detached 1+ garage. Home has central air, septic system. Current taxes are \$634.32 per half year homestead. Home open auction day at 11:00 AM for viewing. Come prepared 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.

**TOOLS – MOWER – HH:** Early Husky riding mower – toolboxes – hand tools – power tools – bedroom & living room furniture – kitchen wares – holiday décor – anything may turn up!

**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.

**AUCTION BY ORDER OF:** William Hatmaker, POA for his mother Olga Hatmaker



Auctioneer/Realtor®

**GEORGE P. KIKO**

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