



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**WEDNESDAY – FEBRUARY 27, 2019 – 4:00 PM**  
**REAL ESTATE SELLS AT 5:30 PM**

**Fixer-Upper Ranch On 1.35 Acres - Large Block Shop Building**  
**SUMMIT CO. – COVENTRY TWP. – COVENTRY SCHOOLS**

Also Selling: 2 Older Boats – Lawn Equip. – Tools – Household Goods

Owner no longer has need. Real estate sells at absolute auction to the highest bidder  
and chattels sell for the Guardianship. All sells on location:

**1605 EASTERN RD., BARBERTON, OH 44203**

**Directions:** Take RT 619 (Turkeyfoot Lake Rd.) west of RT 93 to Eastern Rd. and left to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



**330.455.9357 • kikoauctions.com**





Real estate features a ranch home situated on a 1.35-acre lot. Main level has a dining room, living room, kitchen, 2 bedrooms, full updated bath, and covered side porch. Full basement with walkout, gas furnace, central air, hot water heater (2017), breaker electric, and well/septic. Large divided block shop building ideal for workshop or storage. Home was built in 1941 having approx. 1,096 SF. Half year real estate taxes are \$692.72. Good property in need of some minor updating and repairs. Home will be open auction day starting at 12:00 PM.

**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.

**THE FOLLOWING TO BE SOLD ON SITE FOR THE NIAL F. PENNINGTON GUARDIANSHIP.**

**BOATS – TOOLS – HOUSEHOLD:** 1983 Tidecraft 15' boat with trailer and 1981 Evinrude 70HP outboard – 1976 Hurst 15' fiberglass boat and trailer – Craftsman CT3000 lawn mower – Sears 10" arm saw – Wizard 5HP walk-behind mower – Power Pro 5HP, 60-gal. air compressor – Antique Sea Bee 5HP outboard – 2 truck caps – Torch cart – Older portable car lift – Older pneumatic tire changer – Hand tools – Lawn cart – Hardware – Weed whips – Dbl. grinder – 2" socket set – Coolers – Roaster – Dressers – Misc. furniture – Usual household goods.

**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:** Amanda Painter Successor Trustee of the Nial F. Pennington Revocable Trust

**CHattel AUCTION BY ORDER OF:** Scott E. Mullaney Guardian of Nial F. Pennington, Summit County Probate Case #2012 GA 00220



Auctioneer/Realtor®

**JEFF R. KIKO**

**330-206-1079**

jeffkiko@kikocompany.com



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