



AUCTION

LEADING THE INDUSTRY SINCE 1945

WEDNESDAY – MARCH 6, 2019 – 5:30 PM

Ranch Home On 9 Acres

24'X40' SHOP BUILDING – 30'X45' BARN – TILLABLE

Stark Co. – Nimishillen Twp. – Louisville Schools

All sells to settle the estate on location:

5381 N. NICKEL PLATE ST., LOUISVILLE, OH 44641

Directions: From the square of Louisville, OH take RT 153 (Main St.) east to Nickle Plate St. and north to auction.

Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



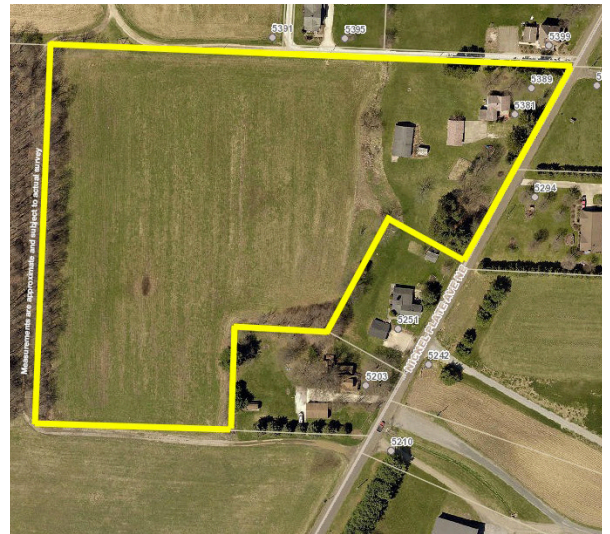
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REAL ESTATE: Ranch-style home on nice 9-acre lot. Approx. 6.5 acres tillable, could be possibly subdivided. Main level has lg. front wood deck, open kitchen/dining area w/ updated cabinets, family room w/ door to rear wood deck, 3-seasons room, bedroom w/ full bath and walk-in closet, additional full bath, second bedroom w/ sitting area, and main-floor laundry w/ stack washer & dryer. Partially finished basement w/ Nature Stone flooring, recreational room, utility room, possible third bedroom, FA oil furnace w/ central air, and 200-amp elec. breakers, 24'x40' garage/shop building w/ 2 overhead doors, and enclosed office. 30'x45' barn w/ sliding doors, electric, and dirt floors. Home was built in 1935 having approx. 1,235 SF. Half year taxes are \$1,313.71. Home will be open starting at 4:30 PM auction day for inspections. Call Jeff Kiko for details.

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.

AUCTION BY ORDER OF: David L. Merkel
Executor for the Benjamin N. Merkel Estate,
Stark Co. Probate Case #226265



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