



# AUCTION

LEADING THE INDUSTRY SINCE 1945

Thursday – April 18, 2019 – 4:45 PM  
Real Estate Sells At 5:00 PM

OPPORTUNITY PRESENTS!

## 13 AC – 4-BR Home – 24' x 40' Building

Fishing Lake – Half Wooded – Private Setting  
Carroll Co. – Harrison Twp. – Carrollton Schools –  
Also Selling: Riding Mowers, Furniture, Tools, Fishing Items

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

**22 Waynesburg Rd. (SR 171) Carrollton, OH 44615**

Directions: North of Carrollton, take SR 171 east of SR 43 to address. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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Real estate features 12.99 acres land, over half wooded w/ timber. Nice 24' x 40' pole barn, concrete, overhead door, electric. Home was built in 1998 w/ 2 bedrooms on main level, great room area w/ oak kitchen, appliances, full bath, and great wrap-around deck. Upstairs has 2 additional bedrooms w/ small deck. Full basement w/ wood burner, full bath, laundry room, garage and concrete patio. Home is vinyl-sided w/ asphalt shingle roof, elec. baseboard heat, central A/C. Great private setting in the woods. Approx. 1.5-acre lake out front w/ pine trees, good fishing, approx. 18' deep in center. You'll like this property! Home open auction day at 2:00 PM.



**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.

**ALSO SELLING:** JD L130 riding mower – Simplicity riding mower – Woodeze elec. log splitter – wheelbarrows – Craftsman 2-wheel trimmer – push mower – garden wagon – yard tools – 2-man paddleboat – yard tools – Samsung TV w/ stand – dbl. bed – dressers – iron dbl. bed – 6-chair dining table – china hutch – gas grill – patio furniture – bunk beds – twin beds – hand tools – pop up tent – fishing poles & tackle – 4 wheeler ramps – coolers – etc.

**NOTE:** Parking out front near the lake (weather permitting) otherwise on the street. Lunch stand available.

**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:** Humburk, LLC



All measurements are approximate and are subject to actual survey



Auctioneer/Realtor®  
**GEORGE P. KIKO**  
 330-418-1095  
 george@kikocompany.com



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