



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**FRIDAY – JUNE 21, 2019 – 12:00 PM**

## Fixer Upper Duplex

**NEEDS FINISHED – 18' X 20' DETACHED GARAGE**

Also Selling: 2001 F-250 Super Duty – 1996 Harley Davidson Softail  
1999 Saturn – Yazoo Mower – Tools – Collectibles

Owner is moving south. Absolute auction, all sells to the highest bidders on location:

**510 E. PERRY ST., SALEM, OH 44460**

**Directions:** From downtown Salem take S. Lincoln Ave. south to E. Perry St. and left to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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**REAL ESTATE:** Parcel #51-04807.000. Unfinished side-by-side 2-story duplex situated on a 50' x 181' corner lot. Each side has a kitchen, living room, laundry room, full bath, and 2 bedrooms. Full basement with 1 gas hot water boiler, 2 elec. meters, and public water/sewer. Duplex is unfinished and needs your finishing touches. Some new plumbing and wiring has been done. Built in 1900 and has approx. 2,288 SF total. Taxes are \$344.75 per half year. Also, detached 2.5-car garage. Building will be open auction day only starting at 9:00 AM. Call Jeff Kiko for details.

**TERMS ON REAL ESTATE:** 20% 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. Property to be sold as an entirety and not to be offered in separate parcels.

**HARLEY – TRUCK – CAR:** Nice 1996 Harley Davidson Softail, custom, Black Edition, 4" belt drive, 23,462 miles, complete rebuilt motor, new transmission, approx. \$5,000 in upgrades/modifications - Nice 2001 Ford F-250 Super Duty XLT, 4 door, Triton V10, 8' bed, 4x4, automatic, 198k miles - Nice 1999 Saturn Car, 4 door, automatic, 1.9 liter, 111k miles - Harley parts include: HD Fat Boy front/rear tires, 1986+/- - HD Dyna Glide front/rear tires - Custom Harley gas tank, 4 gal - Misc. Harley 1970-1980 parts - Chevy 1970-1980s alum. wheels w/ bolt kit - 2 new APC Custom racing seats.

**MOWER – TOOLS:** Yazoo Industrial lawn mower, 62" deck, Kohler 25HP, 2,033 hrs. - Yard Machines 24" 2-stage snow blower - 3 red organizer bolt bins - Hardware - 3.5-ton floor jack - Power lift tire changer - Elec. pressure washer - Jeep nerf bars - Delta 10" miter saw - Misc. tools - Shop vac - 5 bicycles - Chicago sawzall.

**FURNITURE – COLLECTIBLES:** 1952 army parachute - Lg. Wood pulley - Nice Crosley refrigerator - Whirlpool apartment size elec. dryer - Kid's power wheel - Coffee table - Wendover group pictures - Bar stools - Nice foldup hammock - Set of French doors - 20+ diecast cars - Harley card sets - Wood ammo box - Green leather sofa - JVC big-screen TV - Pine corner table w/ bench - Kid's toys - Oak ent. center - Glass-top coffee table - 2-drawer dresser - Wood computer desk - King size sleigh bed - Household goods - "Christmas tree style" racing staging light.

**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. Multi par auction process may be used.

**AUCTION BY ORDER OF:** Larry D. Stanley



Auctioneer/Realtor®

**JEFF R. KIKO**

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