



AUCTION

LEADING THE INDUSTRY SINCE 1945

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SATURDAY - JANUARY 18, 2020 - 12:00 PM
REAL ESTATE SELLS AT 12:30 PM

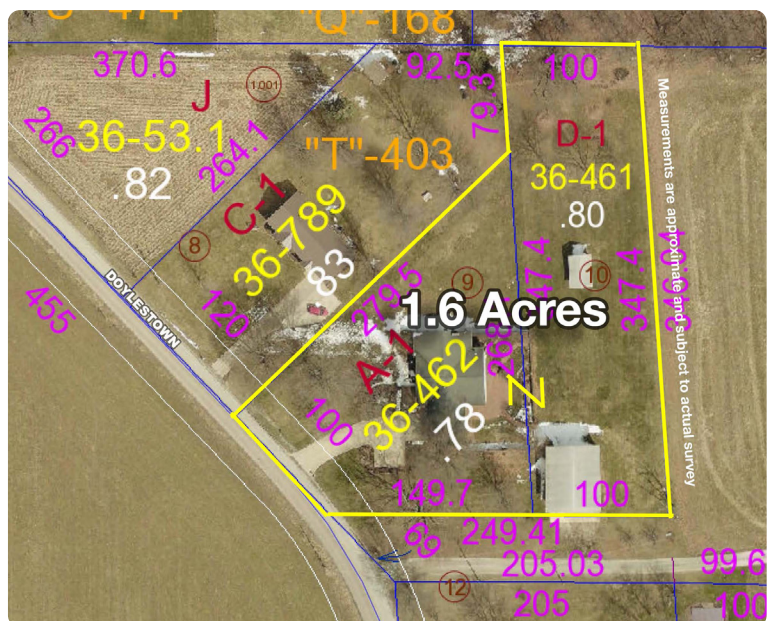
3-BR Ranch Home - 44x36 Outbuilding - 1.6 Acres
MILTON TWP. - WAYNE CO. - NORWAYNE LSD

Also Selling: 2016 Lincoln MKZ - 2002 Jeep Grand Cherokee Limited - Tools - Household

Seller is moving to retirement community. Absolute auction, all sells to the highest bidders on location:

7892 DOYLESTOWN RD., STERLING, OH 44276

Directions: From Creston, OH at OH-3 and Doylestown Rd. head east on Doylestown Rd. for 2.7 miles to auction OR from Rittman, OH at OH-57 head west on E. Sunset Dr. toward Doylestown Rd. for 1.6 miles to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed. KIKO Auctioneers

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OPEN HOUSE: Monday - January 13, 2020 - 4:30-6:00 PM

REAL ESTATE: This 3-bedroom ranch home features an open kitchen with stainless steel appliances, large living room with wood burning fireplace, office with wet bar, formal dining room, main-floor laundry room, master bedroom suite with tile walk-in shower, 2 additional bedrooms, and full bathroom. Large 4-seasons room with gas fireplace, brick paver patio, and fenced-in backyard. Full basement with half bath and stairs to attached 2-car garage. Generac 14KW whole-house generator. 44x36 outbuilding with (1) 14' OH door, and (1) 8' dbl. OH door. 18x14 tool shed. Taxes are \$1,069.60 per half year. All on 1.6 acres! Wayne Co. parcel #36-00462.000 and #36-00461.000.

NOTE: Open house on Monday, January 13th from 4:30-6:00 PM and 2 hours prior to bidding auction day.

TERMS ON REAL ESTATE: 5% 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.

VEHICLES: 2016 Lincoln MKZ, 2.0L EcoBoost, 23,020 miles, like new!, loaded!, VIN #3LN6L2G96GR625509 - 2002 Jeep Grand Cherokee Limited, 4.0L, 4WD, sunroof, loaded!, 88,380 miles, VIN #1J4GW58S52C279344.

TOOLS: Ingersoll Rand T30 60-gal. air compressor - WEN 4750 4-gal. generator - Bostich 6-gal. air compressor - Black & Decker cordless weed eater - Stihl leaf blower - DeWalt 12" miter saw with stand and extra blades - Yard tools - Char-Broil grill - Patio table and chairs - Edger - Table saw - 6" buffer - Joiner - Power hand tools - Wheelbarrow - Spreader - Huskee sprayer - Dollie - Gas pressure washer - Shop vac - Loads of Craftsman hand tools - Craftsman 15" drill press - Torch set - Socket set - Craftsman tool chest - 3-ton jack - Sand blaster - Firewood - Stepladder - Lumber - Hand tools - Misc. items.

HOUSEHOLD: LG front-loading washer/dryer - LG flat-screen TV - GE upright freezer - Round table with 4 chairs - Noritake china set - Norman Rockwell plates - Carnival glass - Silver plated silverware - Kitchenware - Thomas Kinkade "Painter of Light" - 2 sofas - Coffee table - End table - Oak stand - Brass candlesticks - Desk - Wood file cabinet - Leather office chairs - Wall clock - Wall décor - Loveseat with ottoman - End stand - Dresser - Rocker/glider - Full bed with frame - Dry sink - Home stereo system - floor lamp - Hisense portable AC - Electronic keyboard - Wheelchair - Vinyl records - Wii game system - Misc. items.

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: Roger Lance and Patricia Ripple



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