



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

THURSDAY - JANUARY 30, 2020 – 4:00 PM
REAL ESTATE SELLS 5:45 PM

3-Bedroom Split Level Home & Contents **2-CAR GARAGE - NORTHWEST LSD**

All sells to settle the estate on location:

8655 ELMFIELD AVE. NW, CANAL FULTON, OH 44614

Directions: From SR 93 in Lawrence Twp. to Camelot St. NW to Skyline St. NW. Watch for KIKO signs.



Open house day of sale at 3:00 PM. Call with any pre-auction questions.

REAL ESTATE: 1-owner split level home built 1968 with a 2-car attached garage. Home has 3 bedrooms and 1.5 bathrooms. 1,620 SF of living space and hardwood floors. Living room and lower level family room. All bedrooms are a good size. Lots of closet space for storage. Septic and pest inspections will be complete for your review the day of auction. Some upgrades include electric service, vinyl replacement windows, roof, and vinyl siding. Open house will be held the day of auction at 3:00 PM. Bring your own updating touches.

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.

CONTENTS: Bedrooms sets - Living room furniture - Household items - China cabinet - Vintage kitchen items - Costume jewelry - Garage items - Tools - John Deere lawn mower - Pictures - Knickknacks - Collectibles - Kitchen table and chairs. Visit www.kikoauctions.com for updates and complete list of contents.



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: Michael W. Sherman, Administrator for the Karin I. Sherman Estate, Stark Co. Probate case #232412



Auctioneer/Realtor®

BOB YOUNG

330-329-3885

byoung@kikocompany.com

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

800-533-5456 | kikoauctions.com

