



# AUCTION

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*LEADING THE INDUSTRY SINCE 1945*

**MONDAY - JULY 13, 2020 – 5:00 PM**  
**REAL ESTATE SELLS AT 5:30 PM**

## **Brick Ranch On 5+ Acres**

**LAWRENCE TWP. - NORTHWEST LSD**

Online Bidding Available On The Real Estate Only

Also Selling: Pedal Car - Dog Sled - Washer - Dryer - Furniture & Household Items

Absolute auction, all sells to the highest bidders. Location:

**12041 STRAUSSER ST. NW, CANAL FULTON, OH 44614**

Directions: From Wales Ave. take Strausser St. approx. 5 miles to property. Watch for KIKO signs.



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

**800-533-5456 | kikoauctions.com**



Clean brick ranch built in 1965 w/ 1,360 SF. Home is situated on 5 private wooded acres. Main level features an open-concept kitchen w/ appliances & breakfast bar that leads to dining area & family room w/ fireplace. Spacious sunken living room w/ fireplace. Master bedroom w/ full bath. Additional bedroom & full bath. Full basement w/ laundry, gas FA furnace, & breaker electric. Attached 2-car garage. Garden shed. Well & septic. Parcel #10012004. Taxes are \$1,343.36 per half year. Home is ready for your cosmetic primping & sprucing.

**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. 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.

**CHATTELS:** Toro Push Mower - Toro 622 Snow Blower - Wheelbarrows - Runner Sled - Toboggan - 2 Strollers - Townie Bike - Dollies - Planters - Router - Saws - Hand Tools - Hardware - Dremel Tools - Yard Tools - Golf Clubs - 16' Extension Ladder - 6' Stepladder - Leaf Blower - 2 Filing Cabinets - Cedar Chest - Tonka Toys - Games - Records - Rain Barrel - Dehumidifier - Weight Bench & Free Weights - Sony Turn Table - Roseville - Electric Scooter - Trunks - Dog Sled - Brass Top Coffee Table - Dining Table w/ 6 Chairs - Microwave - Reclining Sofa - Oak TV Cabinet - Power Lift Chair - Sofa - Armchair - 4-Pc. Queen Bedroom Suite - Twin Beds - 2 Rockers - End Table - Flat Screen TV - Pedal Fire Truck - Chest Freezer - Old Table Saw - Speed Queen Washer - Newer LG Gas Dryer.

**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:** The Wennerstrom Family Revocable Living Trust



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